



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 23, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 23, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

1. *Staff presentation,*
2. *Public comments,*
3. *Applicant presentation, and*
4. *Motion/discussion/vote.*

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [17-0229](#) Approval of the February 23, 2017 FMPC Minutes

Attachments: [Draft MeetingMinutes 2-23-2017](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [17-0222](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [17-0223](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
4. [17-0224](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
5. [17-0225](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [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](#)

7. [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](#)

8. [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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. [17-0204](#) 382 Natchez Street Subdivision, Final Plat, Recording Easements Associated With Properties Located At 370, 382, And 402 Natchez Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_382NatchezStreet.pdf](#)
[382NatchezSt-FinalPlat.pdf](#)

10. [17-0135](#) Avondale Cottages PUD Subdivision, Site Plan, 40 Residential Units And 5 Open Space Lots On 5.31 Acres, with 1 Design Modification (Street Facing Garages), Located South Of Avondale Drive And East Of Columbia Avenue.

Attachments: [6303 Avondale Cottages PUD Subd. SP, Map](#)
[6303 Avondale SP Conditions of Approval_01](#)
[Avondale Site Plan Resubmittal Architecture](#)
[Avondale Site Plan Resubmittal Site Plan Only](#)
[IMG_3577](#)
[IMG_3578](#)
[IMG_3579](#)
[IMG_3580](#)

11. [17-0134](#) Avondale Cottages PUD Subdivision, Final Plat, 40 Residential Lots And 5 Open Space Lots On 5.31 Acres, Located South Of Avondale Drive And East Of Columbia Avenue. (CONSENT AGENDA)

Attachments: [6302 Avondale Cottages PUD Subd, FP, Map](#)
[6302 Avondale Cottages FP Conditions of Approval_01](#)
[15-095 SPT Avondale Cottages - Final Plat signed 3-2-17](#)

12. [17-0202](#) Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creation Of Four Buildable Mixed Use Lots And One Non-Buildable Lot, Associated With The Harpeth Square PUD Subdivision, In A Block Surrounded By East Main Street, 2nd Avenue North, And Bridge Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_HarpethSquareFPpdf.pdf](#)
[6355 harpeth square FP rev 2 Conditions of Approval_01](#)
[Harpeth Square Final Plat - Rev 2 - 3-1-17.pdf](#)

13. [17-0200](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 34, 29 Detached Residential And 5 Open Space Lots, Located On 18.59 Acres North Of Long Lane And East Of Carothers Parkway. (CONSENT AGENDA)

Attachments: [6362 Highlands at Ladd Park Sec 34 PUD Subd, FP, Map](#)
[6362 Ladd Park Sec 34 Conditions of Approval 01](#)
[2016029 plat-RESUBMITTED 3-2-17-COF 6362](#)

14. [17-0227](#) Ironhorse PUD Subdivision, Final Plat, (Aspen Grove Subdivision, Section V, Revision 1), Platting Easements For An Attached Residential Development, On 19.99 Acres, Located At The Northeast Corner Of Mack Hatcher Parkway And Franklin Road, Located At 145 Legends Club Lane. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP.pdf](#)
[6344 Ironhorse FP Conditions of Approval 01](#)
[Ironhorse_2017-03-02_Final Plat.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, February 23, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the January 26, 2017 FMPC Minutes

Attachments: [DRAFT MeetingMinutes 1-26-17](#)

Commissioner Harrison moved, seconded by Commissioner Petersen to approve the January 26, 2017, Minutes as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chairman Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chairman Hathaway asked for announcements.

Amy Diaz-Barriga, Current Planning Supervisor, stated that the deadline for the Franklin Tomorrow Vision Trip in April was Friday, February 24, 2017.

ELECTION OF OFFICERS FOR 2017

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2017.

A motion to elect Commissioner Hathaway as Chair was made by Commissioner Harrison , seconded by Commissioner Petersen. The motion carried unanimously (9-0)

A motion to elect Commissioner Lindsey as Vice-Chair was made by Commissioner Petersen, seconded by Commissioner Harrison. The motion carried unanimously (9-0).

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chairman Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 3, 4, and 5 on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve Item 7 on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Chairperson Hathaway

Chairing: 0

SITE PLAN SURETIES

3. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. 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."

Attachments: [MAP_SimmonsRidgeDevPlan.pdf](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law
Approved\(2\).pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[FULL_SimmonsRidgeDevPlan.pdf](#)
[6339_Conditions of Approval_01REVISED](#)

Commissioner Franks recused himself from this item.

Chair Hathaway asked the Staff for comments.

Staff stated that the Applicant would like to make a comment.

The Applicant, Greg Gamble, with Gamble Design, requested that this item be deferred for one month.

Staff was in agreement to defer Item 6 for one month until the next Planning Commission Meeting.

Chair Hathaway asked if anyone in the audience wanted to speak. There was no one.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-09 be deferred to the next Planning Commission Meeting. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Commissioner Franks

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. Downs Boulevard Subdivision, site plan, lot 19 and 20, 33,977 square feet of light industrial space on 0.78 acres, located at 336 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP_DownsBlvdSitePlan.pdf](#)
[6336_Downs_Conditions of Approval_01.pdf](#)
[LAYOUT_Downs.pdf](#)
[ARCH_DownsSitePlan.pdf](#)
[FULL_DownsSitePlan.pdf](#)

Commissioner Hathaway recused himself from Item 7 and turned the Chair over to Vice-Chair Lindsey.

This Planning Item was approved.

NON-AGENDA ITEMS

Chairman Hathaway asked if there were any non-agenda items. There were none.

ANY OTHER BUSINESS

Chairman Hathaway asked if there was any further business. There was none.

ADJOURN

Commissioner Franks moved, seconded by Commissioner Allen to adjourn. The motion carried unanimously.

There being no further business, the meeting adjourned at 7:06 p.m.

Chair, Mike Hathaway

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:

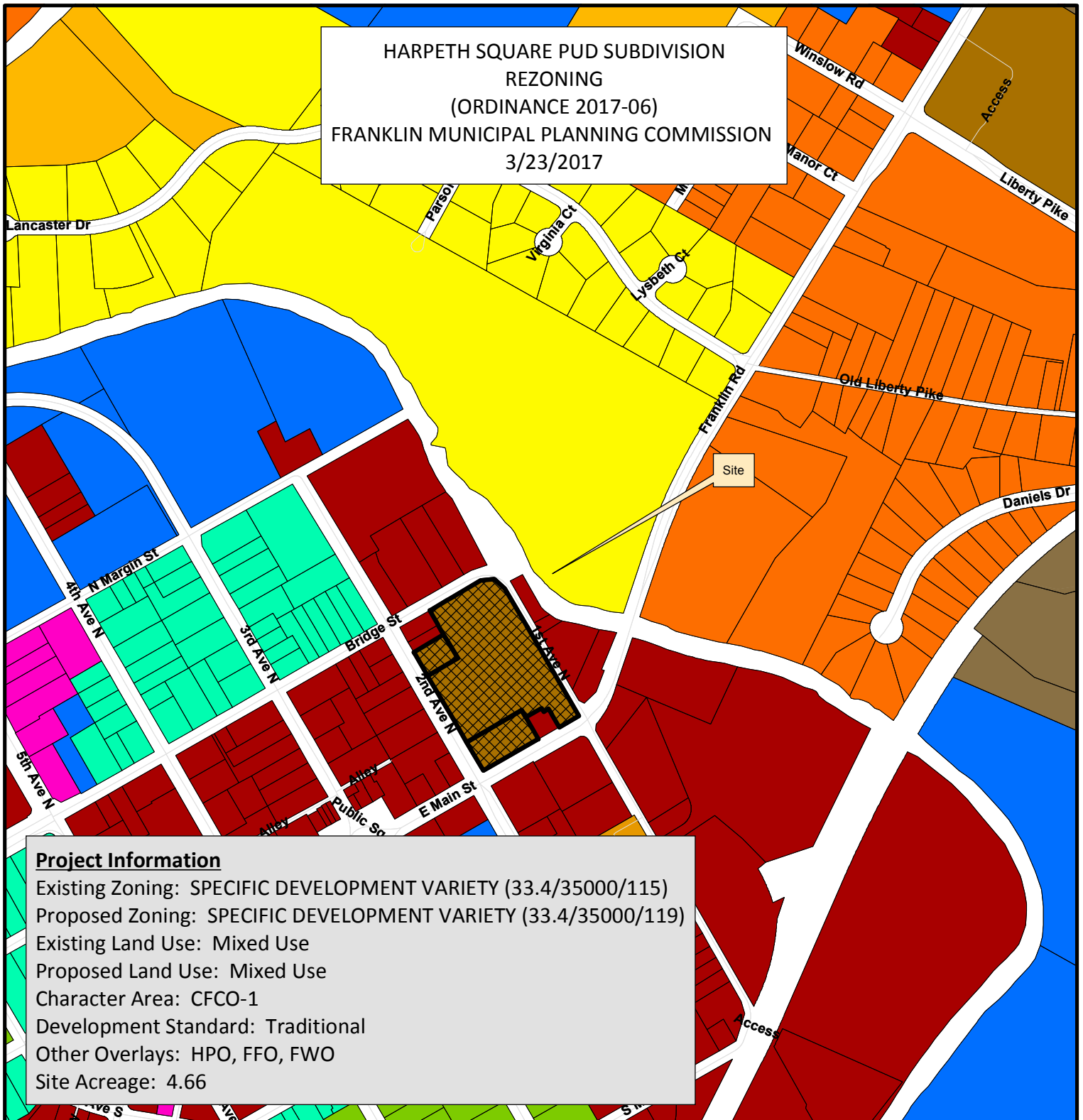
PASSED FIRST READING:

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

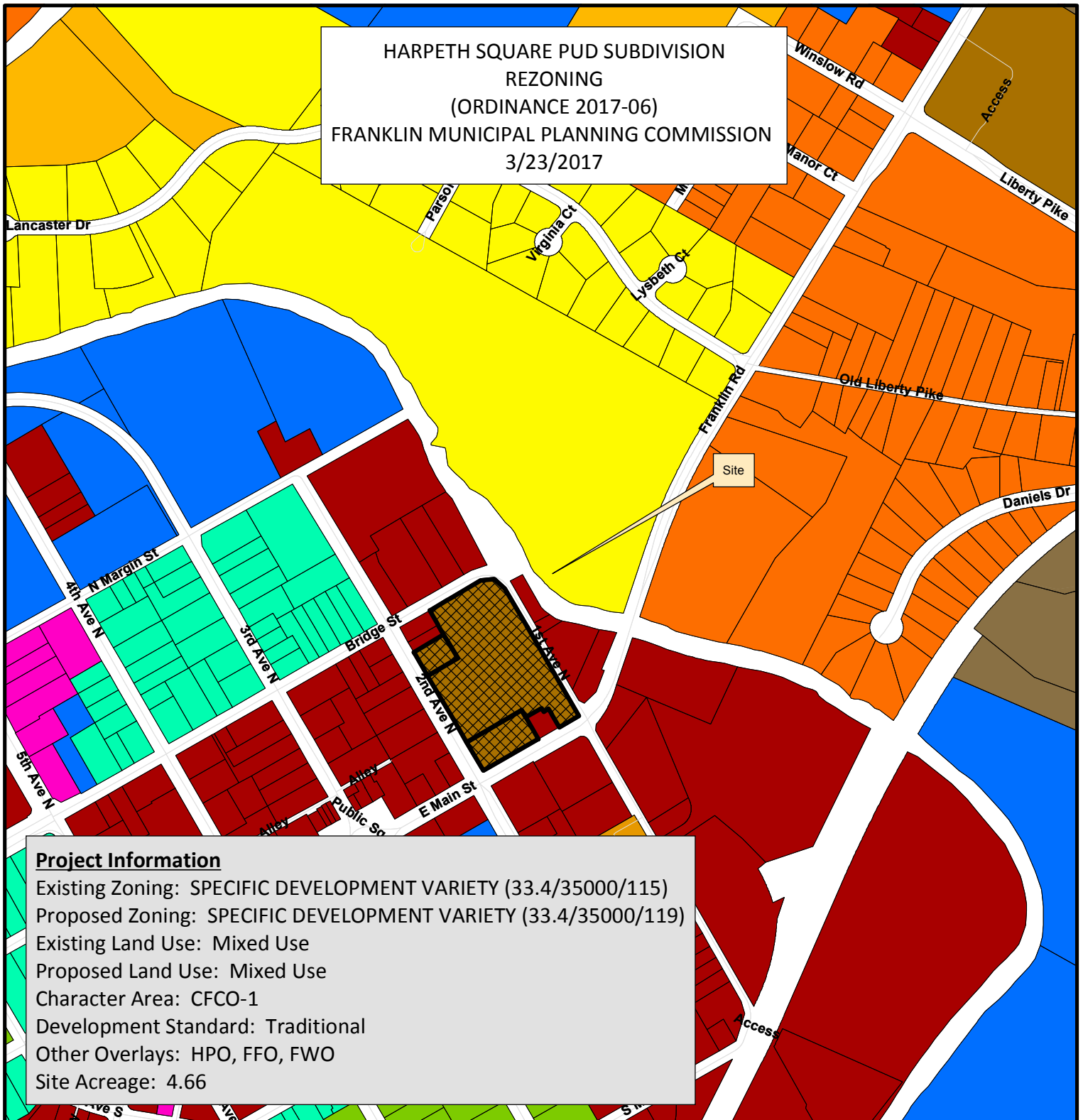
- | | |
|--|---------------------------------------|
| Harpeth Square PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| 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

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.
All data and materials (c) copyright 2016. All rights reserved.

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.
All data and materials (c) copyright 2016. All rights reserved.

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

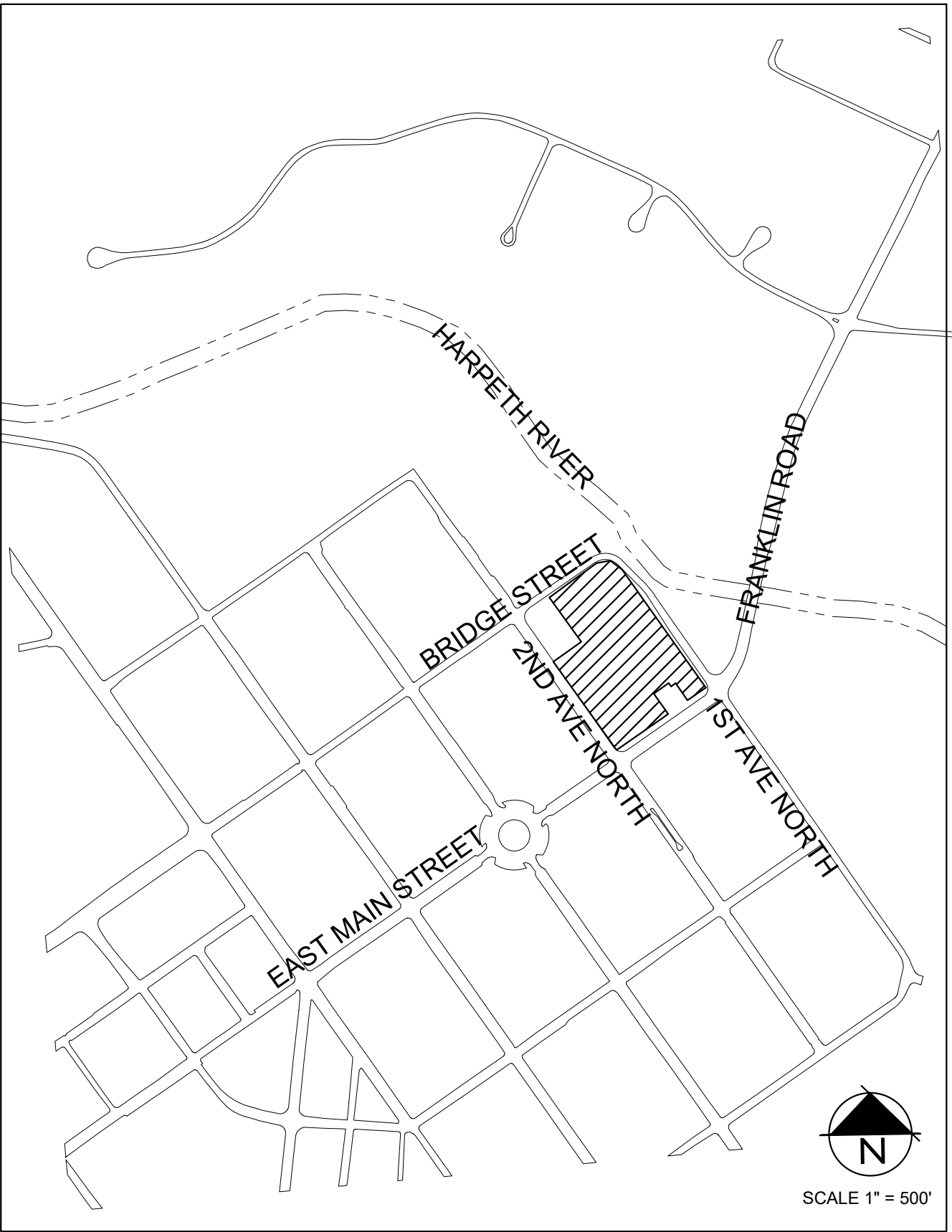
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

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.

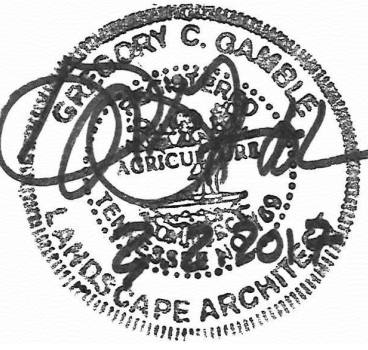
Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior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

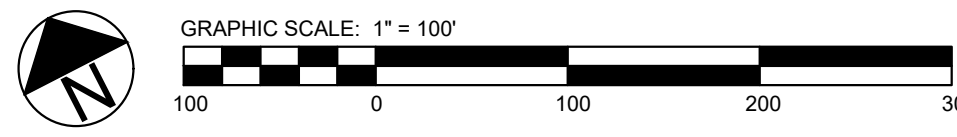
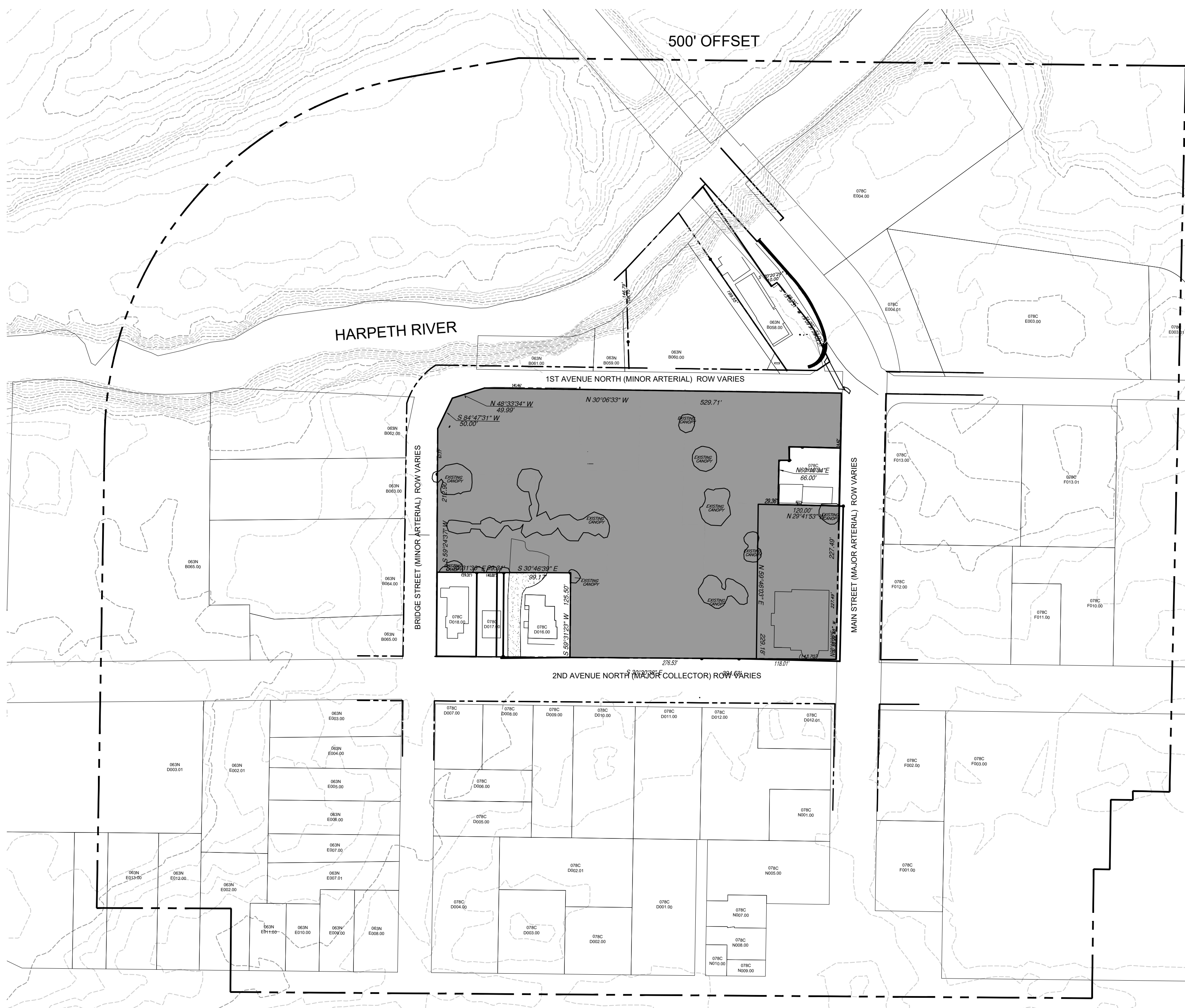
February 6, 2017

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;

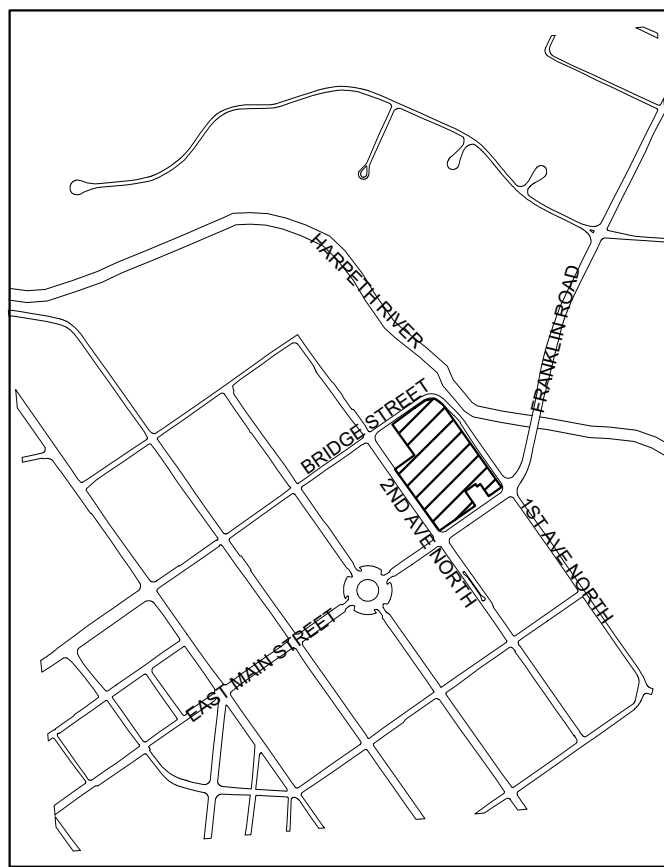
THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

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 (CFC01)
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: 63,283 SF
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

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	CCFCO-1	TR	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCFCO-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	CCFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCFCO-1	TR	INSTITUTIONAL
063N-E00001	N MARGIN ST	MOORE ROBERT M JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-E00002	218 3RD AVE N	LANZT ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	MIXED USE
063N-E00003	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCFCO-1	TR	RECREATION
063N-E00004	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCFCO-1	TR	COMMERCIAL
063N-E00005	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	OFFICE
063N-E00006	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00007	214 BRIDGE ST	ALCOTT ROUTION PROPERTIES II	PO BOX 264	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00008	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00009	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCFCO-1	TR	RESIDENTIAL
063N-E00010	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC ENTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01300	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RETAIL
078C-D01400	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01500	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01600	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D01700	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D01801	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D01900	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D02000	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D02001	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-E00000	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CCFCO-1	TR	OFFICE
078C-E00001	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCFCO-1	TR	VACANT
078C-E00002	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
078C-E00003	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCFCO-1	TR	RETAIL
078C-E00004	151 AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-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	CCFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-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	CCFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00100	212-14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	COMMERCIAL

GDC

GAMBLE
DESIGN COLLABORATIVE
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

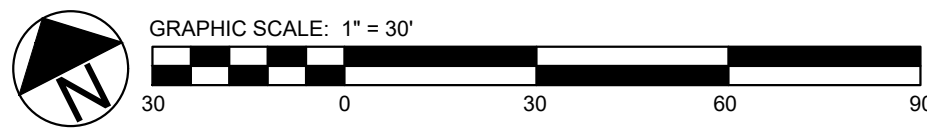
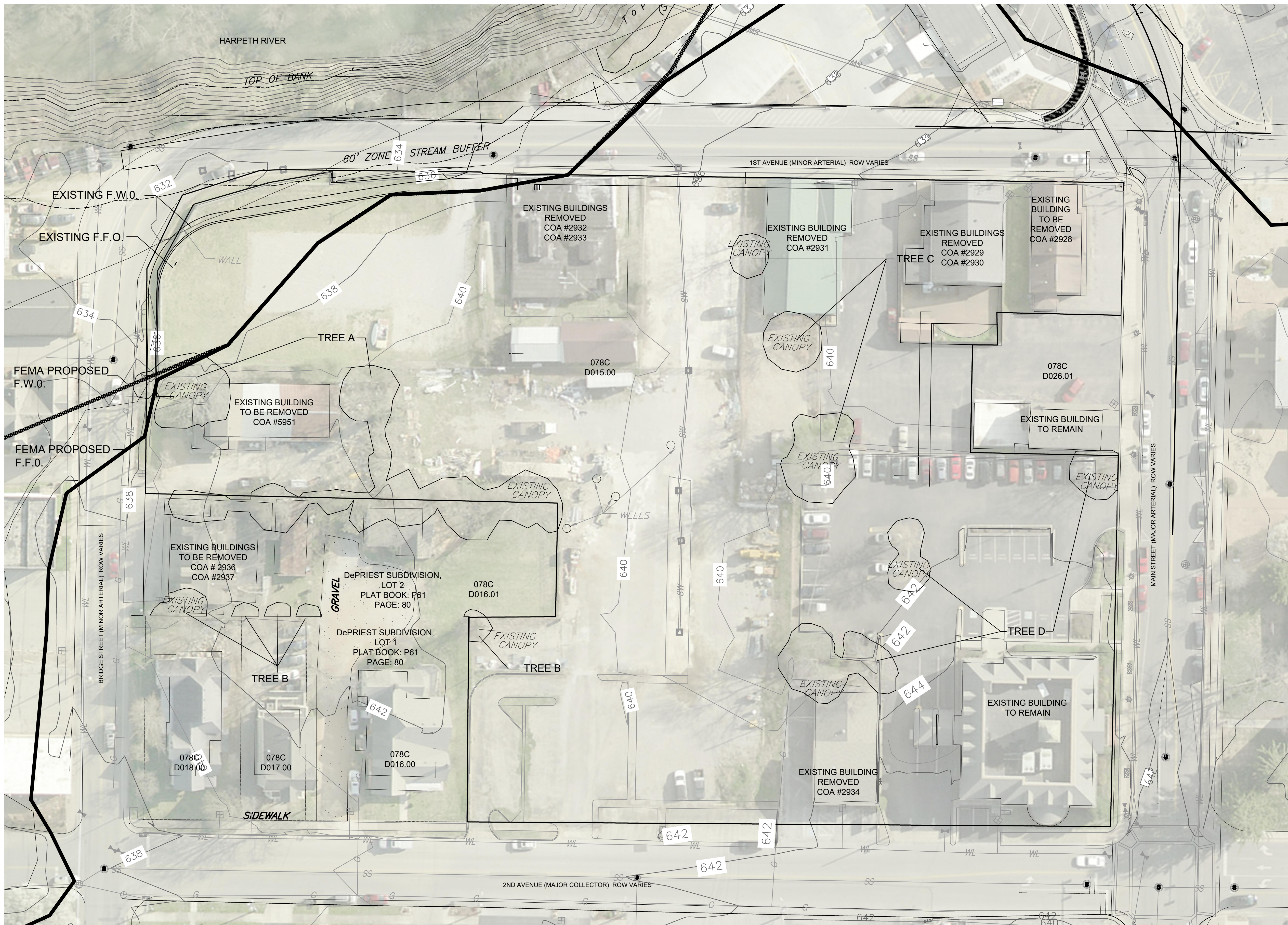


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

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

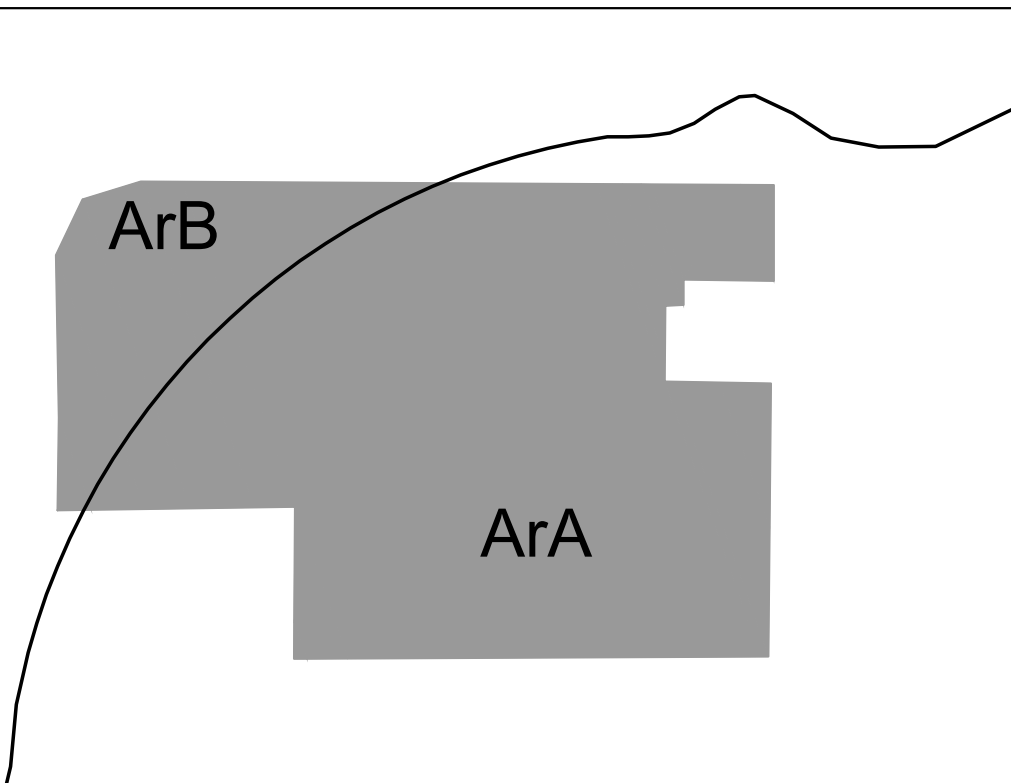
SITE DATA:

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

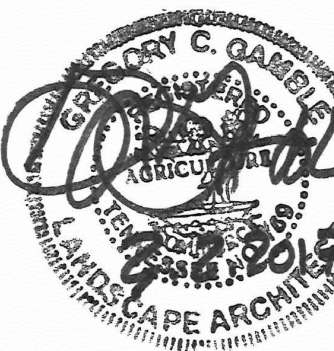
*NOTE: THE PROPOSED MIXED-USE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 3,044 VEHICLE TRIPS PER DAY. THE TABLE ABOVE SHOWS THE NET DAILY TRIPS ON THESE STREETS WITH THE COMPLETION OF THE PROPOSED PROJECT.

GDC

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

906
STUDIO
ARCHITECTS

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



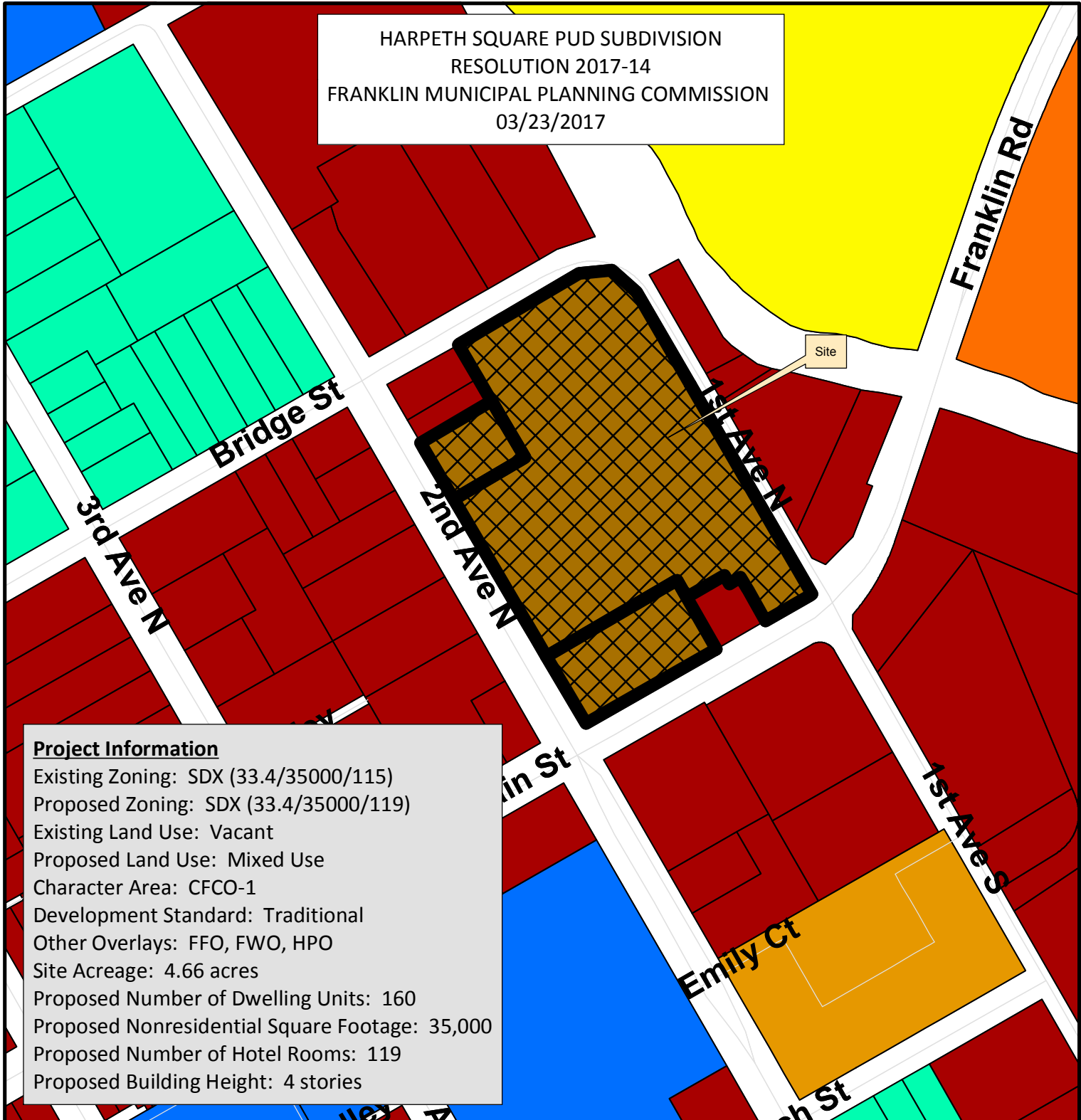
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

EXISTING
CONDITIONS

COF# 6357

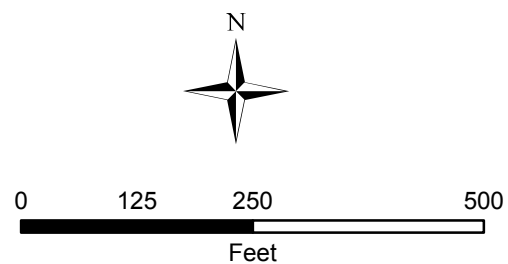
C2.0

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 |



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. All data and materials (c) copyright 2016. All rights reserved.

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

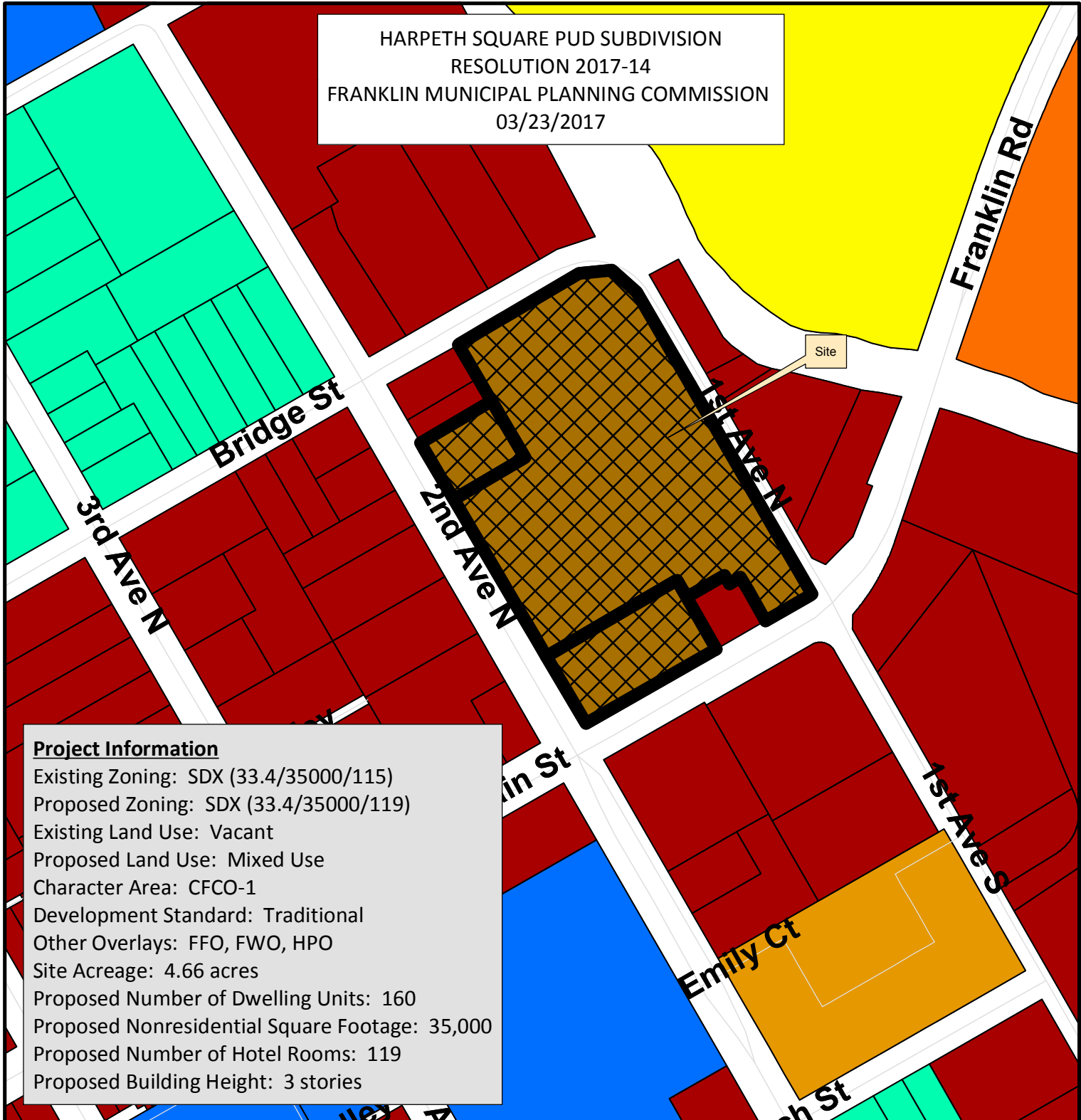
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:

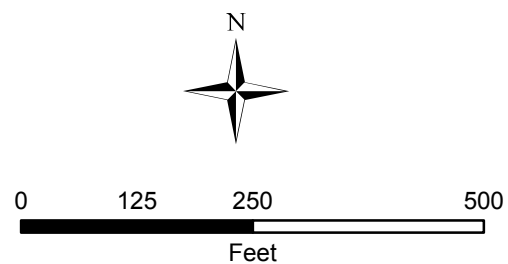
PUBLIC HEARING AND BOMA APPROVAL:

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



Project Information
 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: 3 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 |



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.
 All data and materials (c) copyright 2016. All rights reserved.

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.

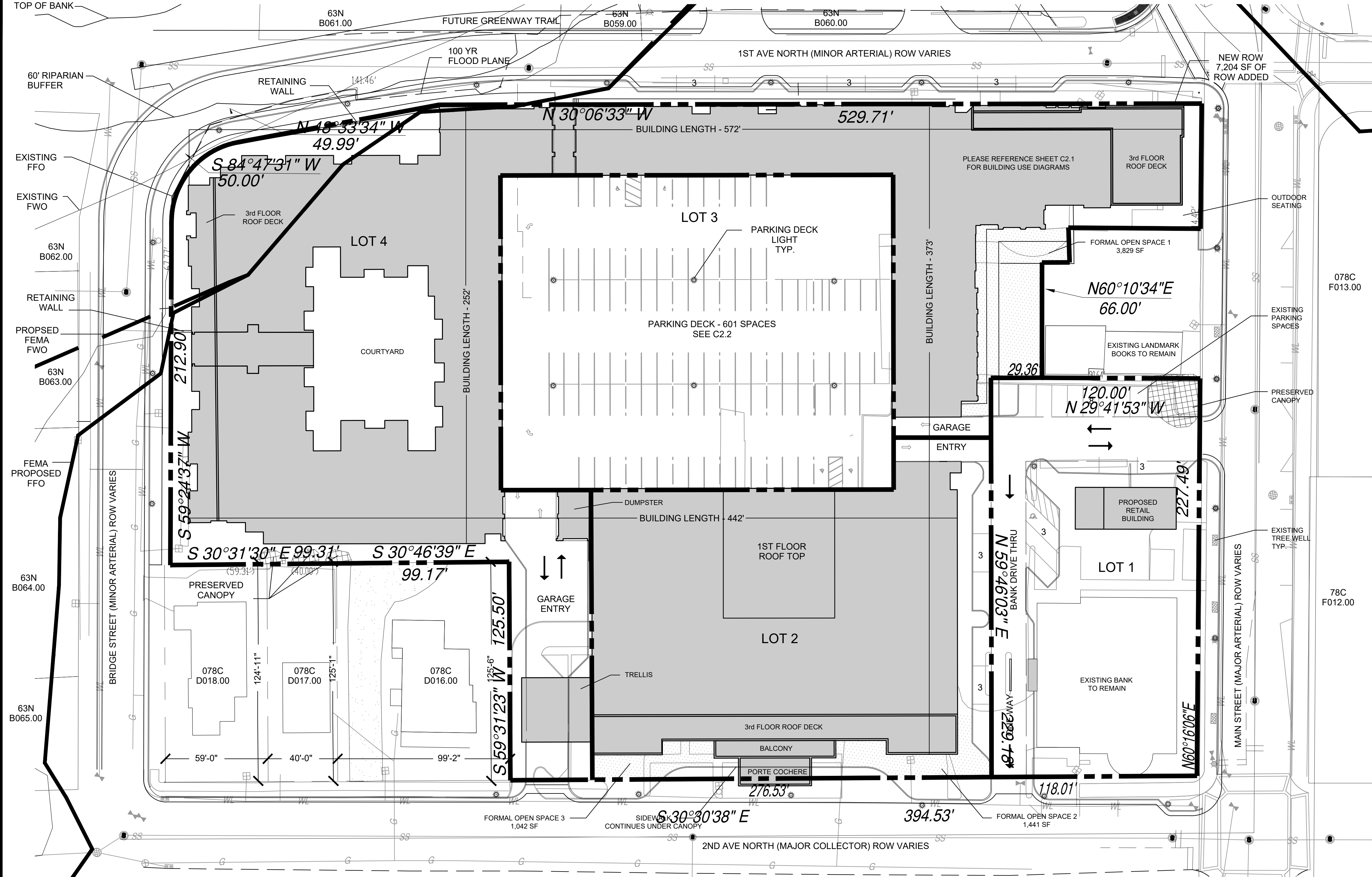
[Edited By Joshua King]

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.



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 (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:	88,228	SEE DEVELOPMENT DATA CHART C2.0
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	SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED:	N/A	
MAXIMUM PARKING LIMIT:	N/A	
EXISTING PARKING (IF APPLICABLE):	N/A	
PARKING PROVIDED:	33.4 DUA	SEE DEVELOPMENT DATA CHART C2.0
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.
PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

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

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'

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		
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
APPLICABLE DEVELOPMENT STANDARD:
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 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.

GDC
GAMBLE
DESIGN COLLABORATIVE
DESIGN 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



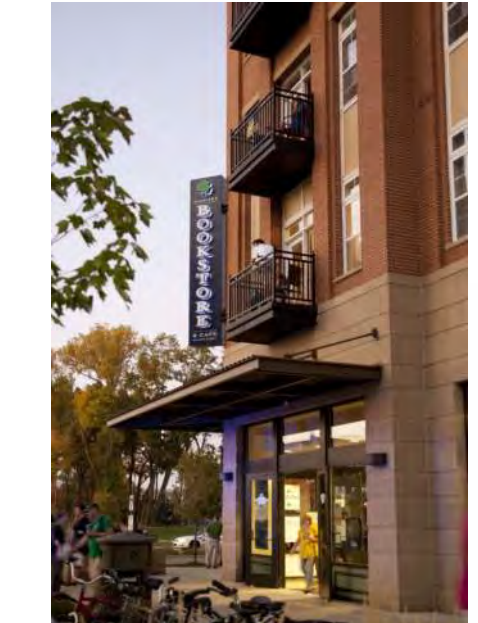
STREETSCAPE DETAILS & MATERIALS



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

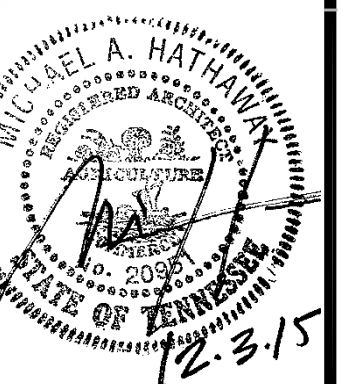
GDC

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

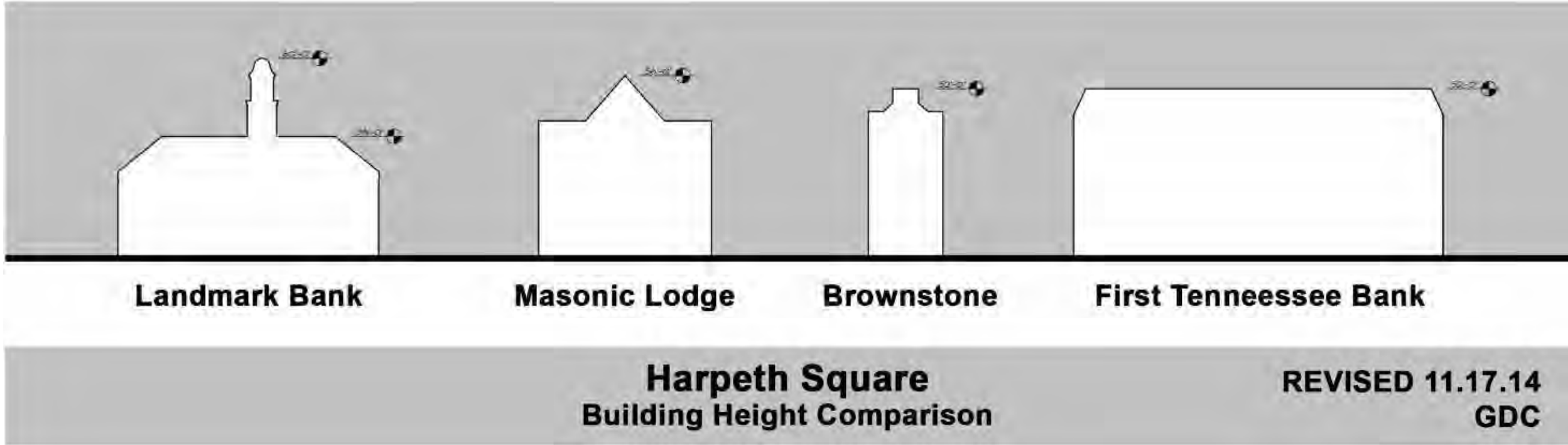


CORNER OF SECOND AND MAIN : HARPETH SQUARE



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, 35000, 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: greggambles209@gmail.com PHONE: (615) 975-5765



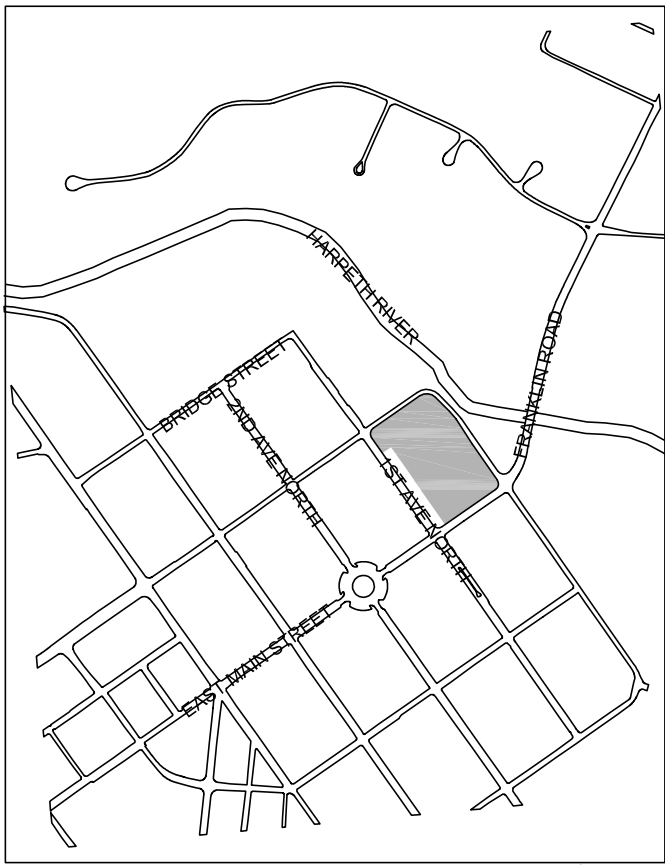
MAIN STREET ELEVATION
NOT TO SCALE



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

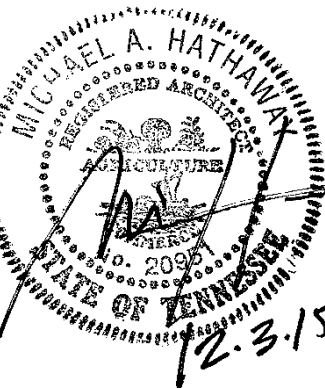
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING 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

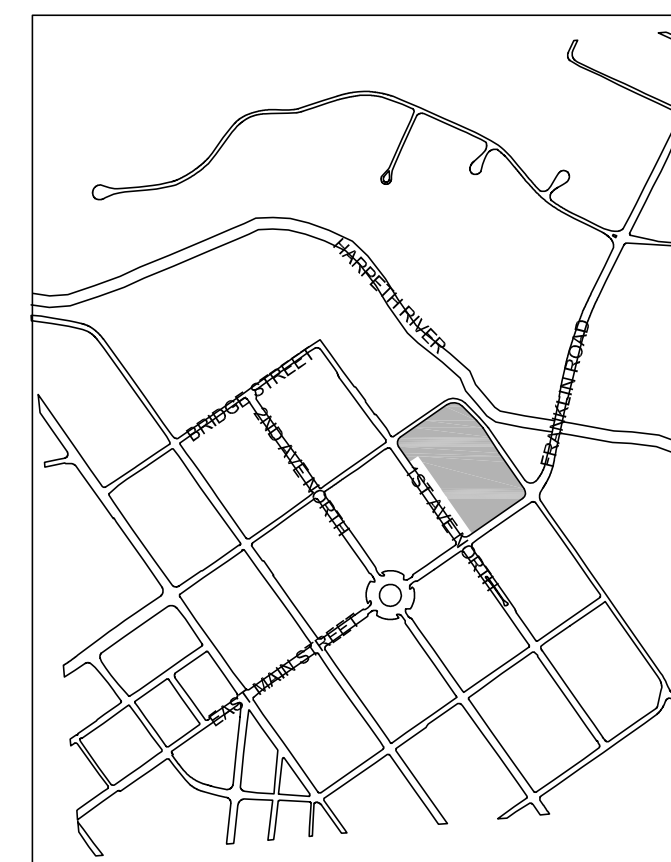
MATERIALS LIST

- 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

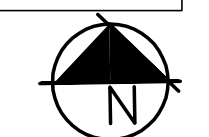


SECOND AVENUE ELEVATION

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

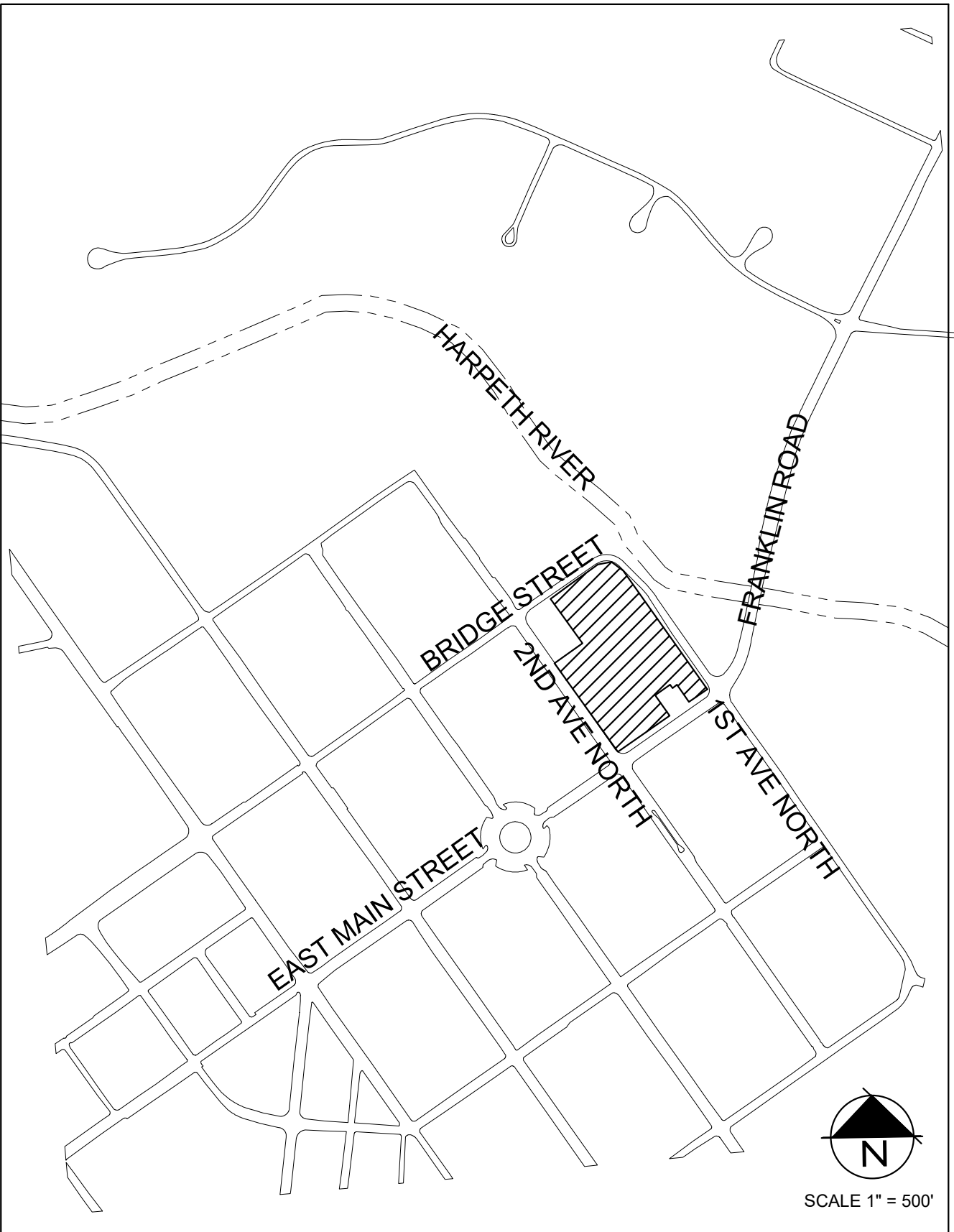
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

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.

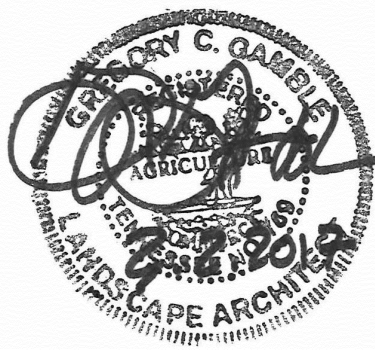
Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior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

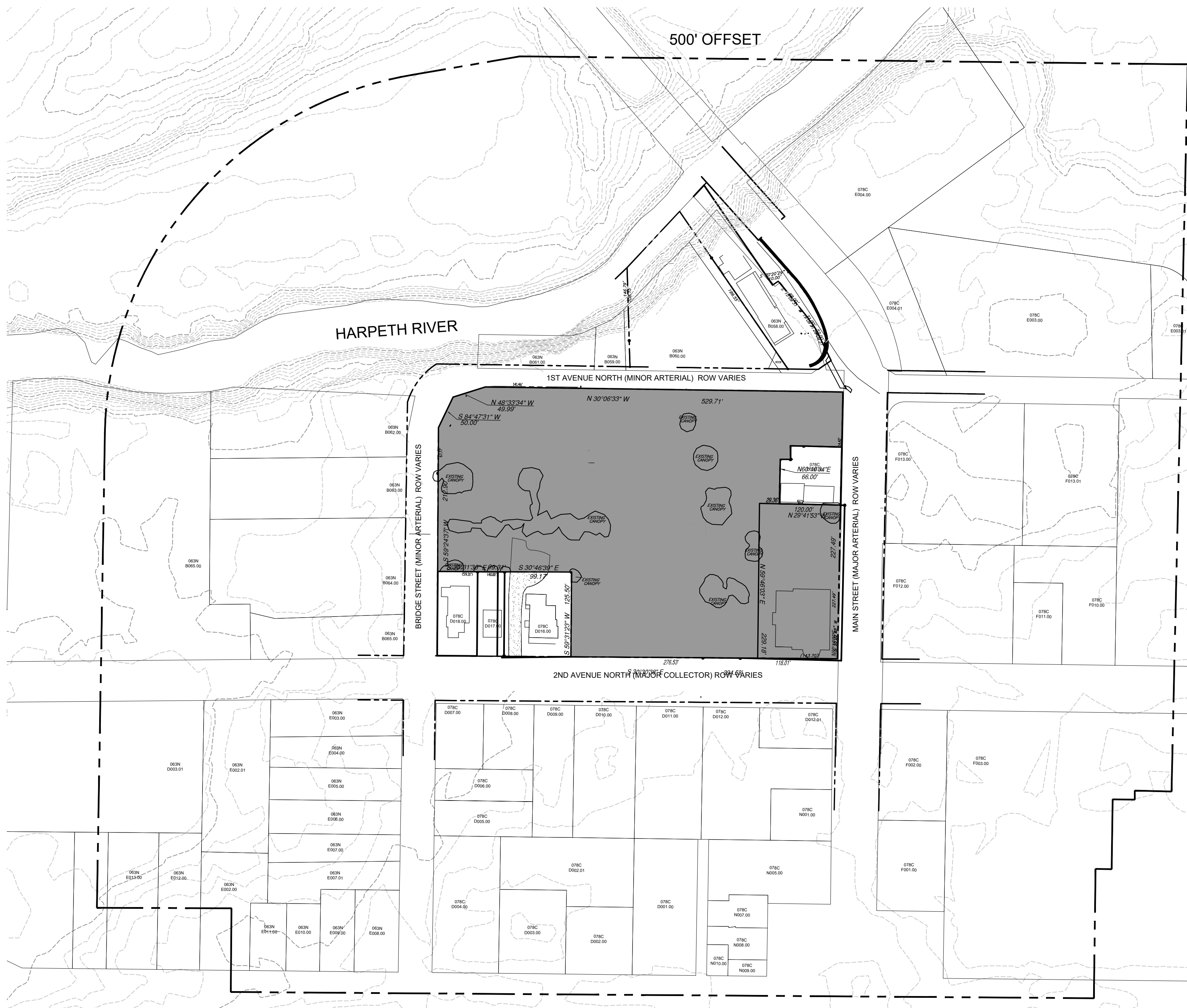
February 6, 2017

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 - 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;

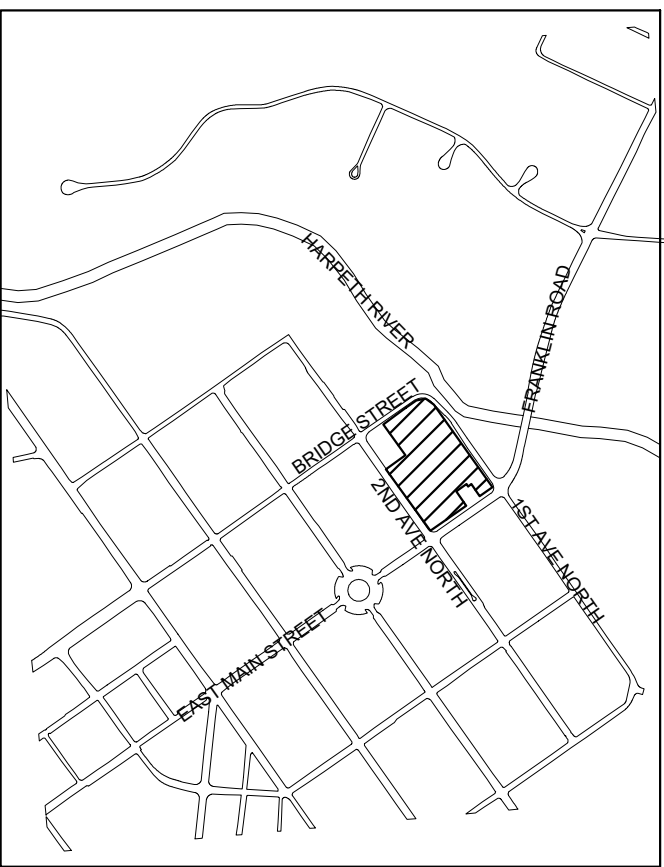
N 57°58'10" E - 20.00' to a point;

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

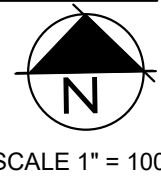
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

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	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	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



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



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

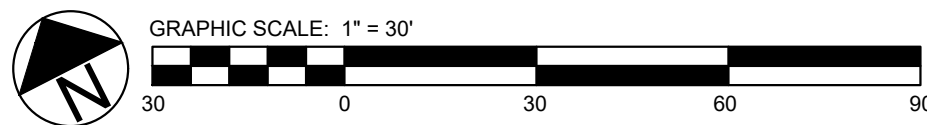


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

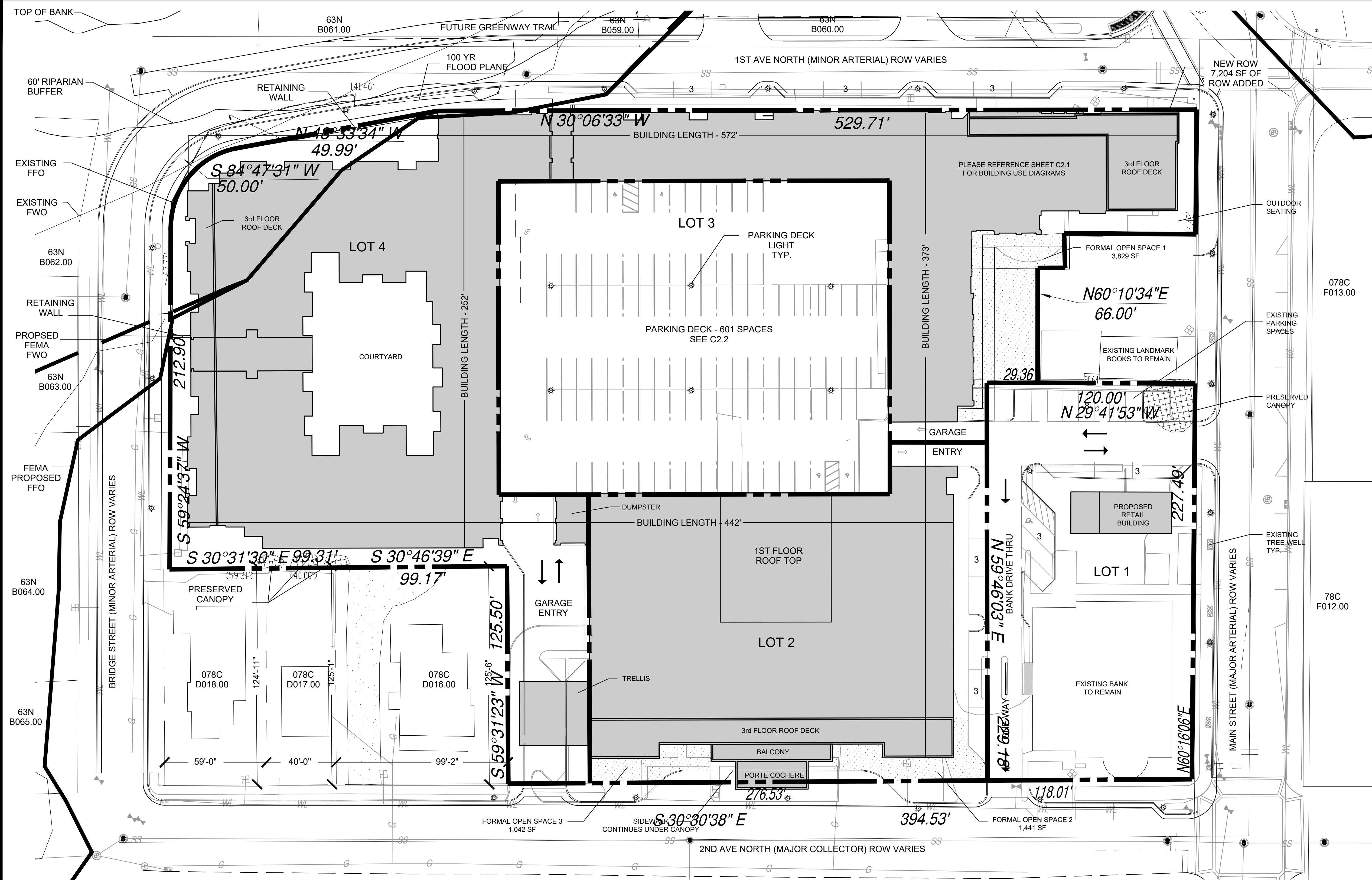
OVERALL
EXISTING
CONDITIONS

COF# 6356

C1.0



C1.1



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING:	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 (CFCA1)
OTHER APPLICABLE OVERLAYS:	HPO 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:	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.

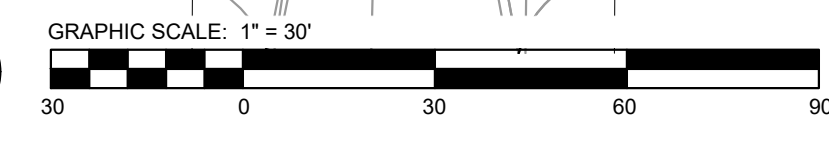
LOCAL COMPATIBILITY

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	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

DESIGN 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

REV 5.1.2016 BIKE PARKING



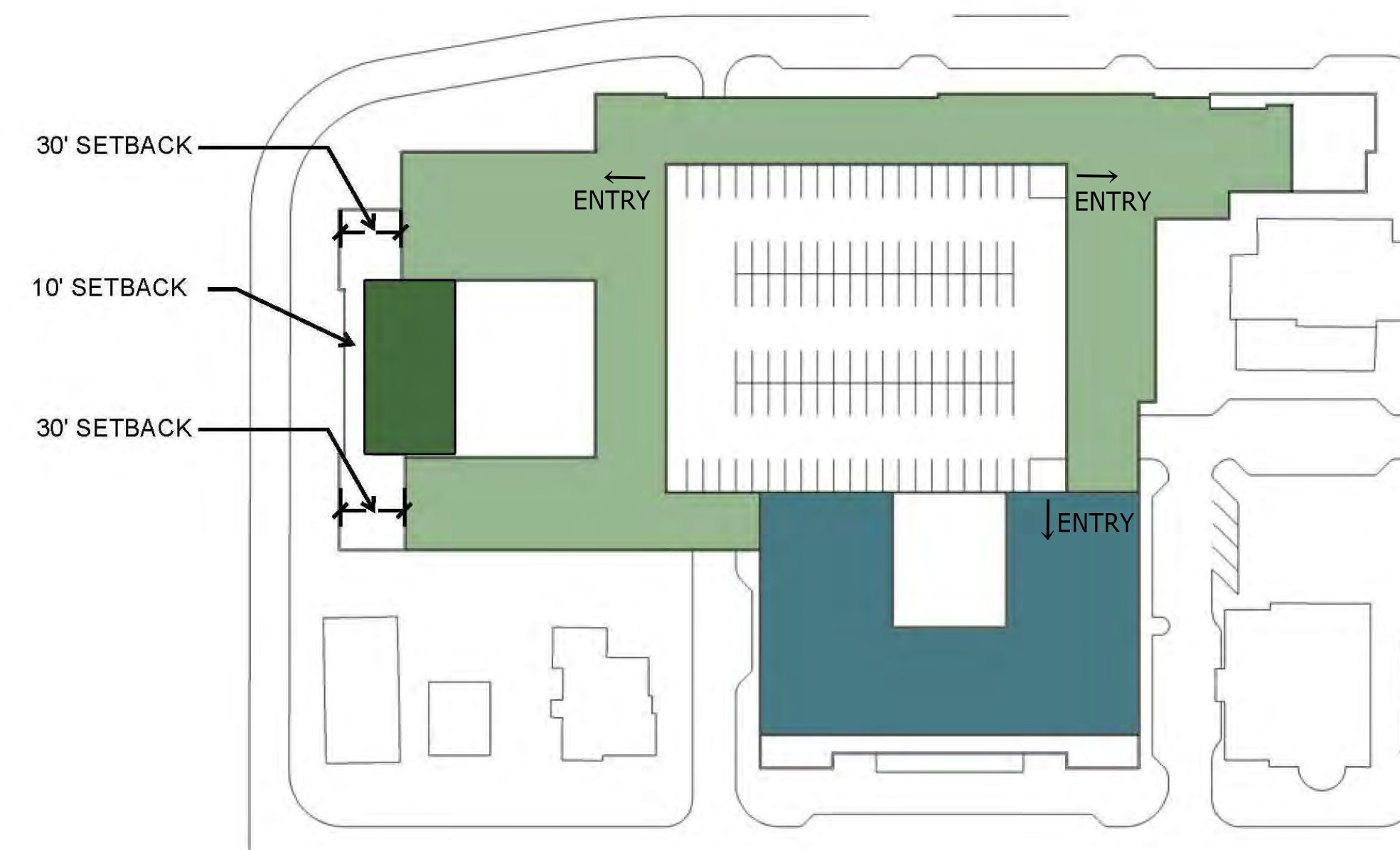
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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

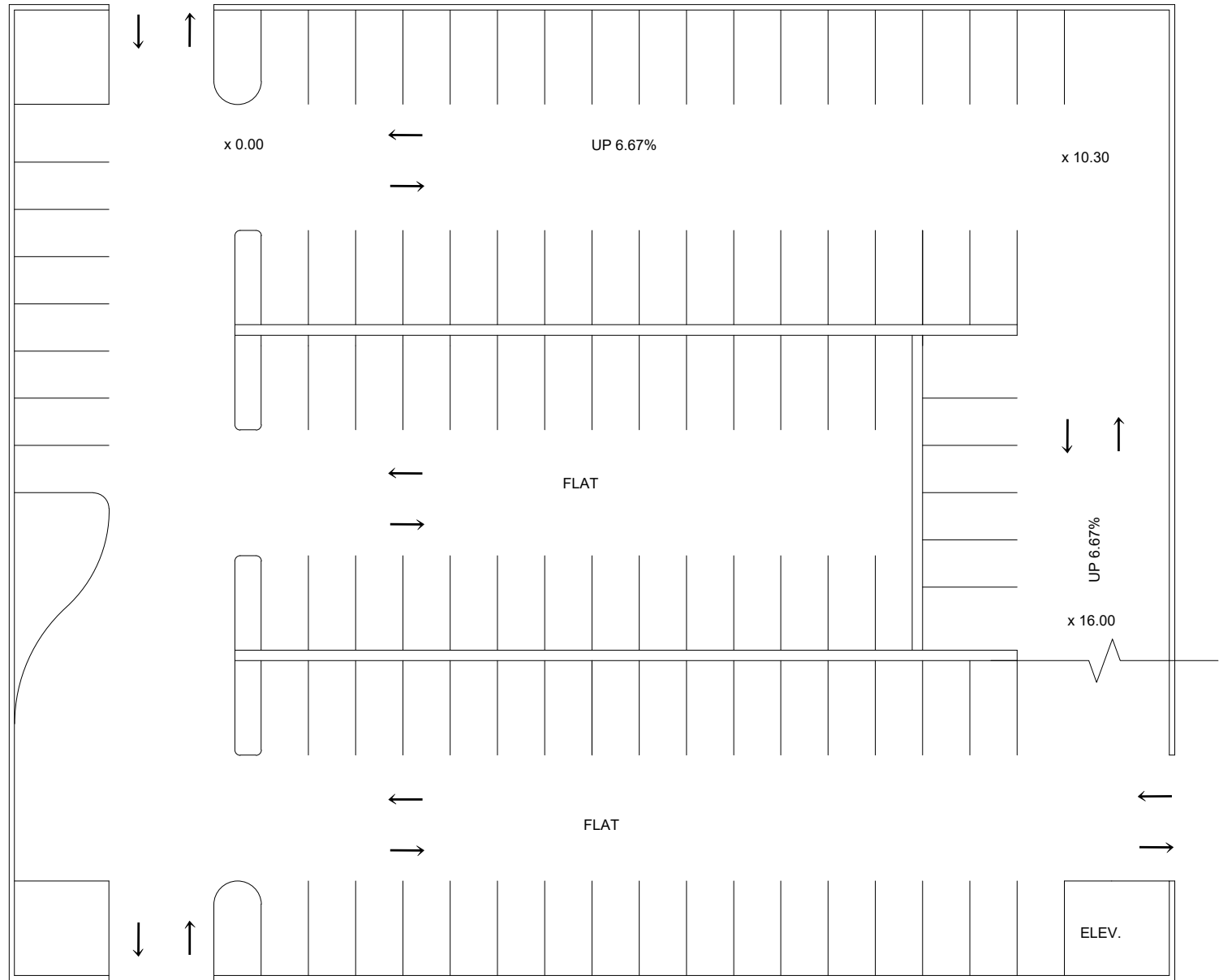
HARPEATH SQUARE FLOOR DIAGRAMS

HARPEATH ASSOCIATES

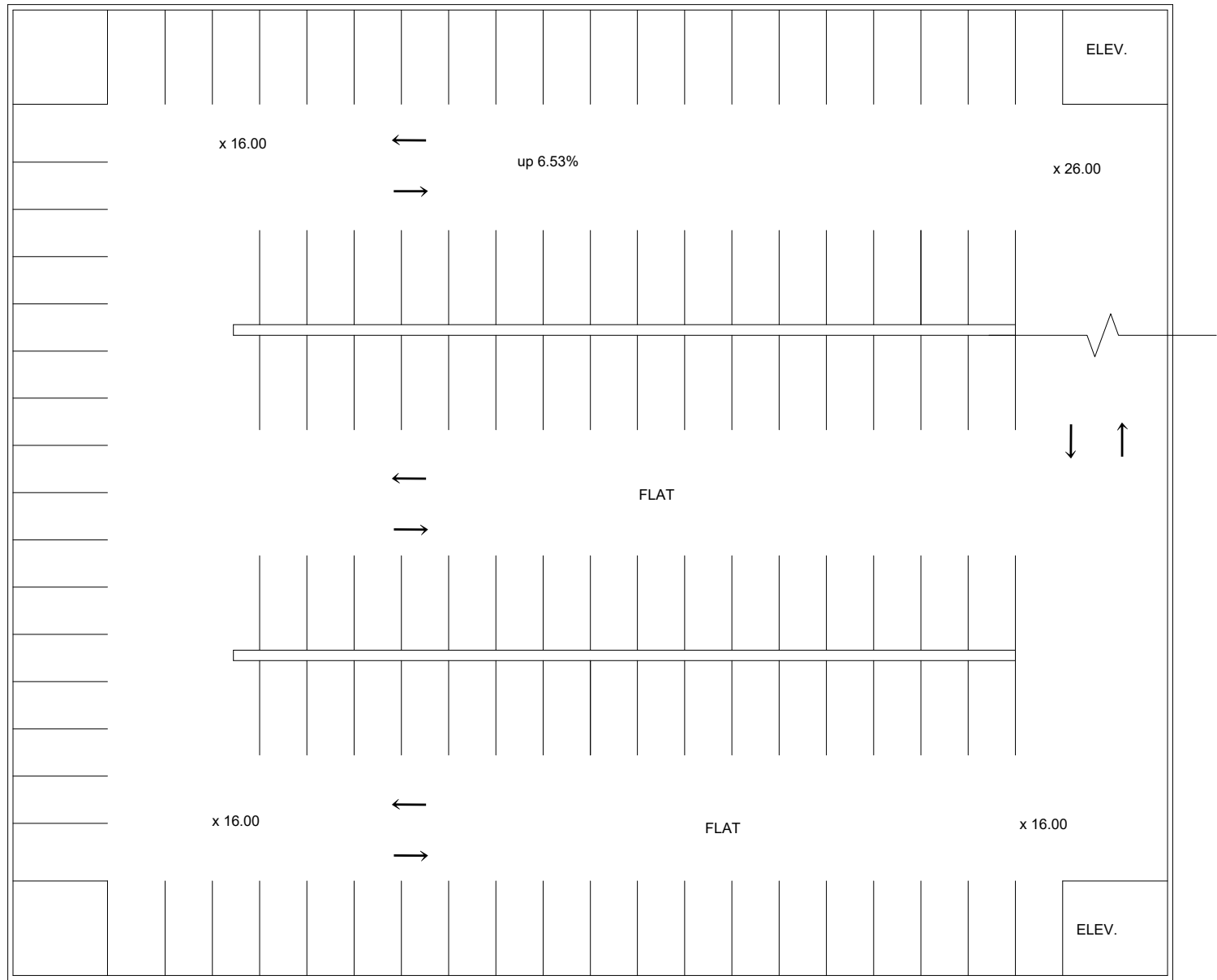
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

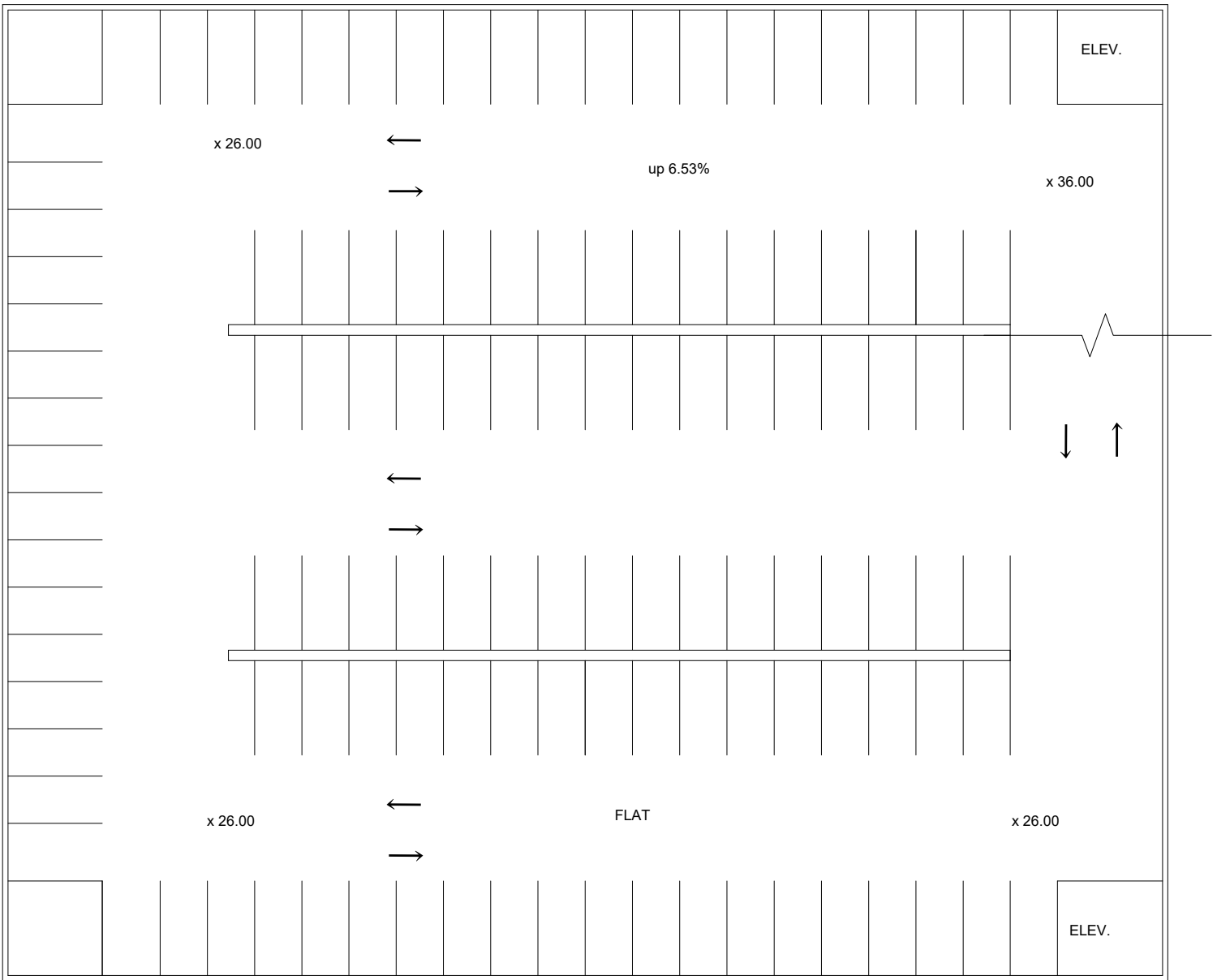
906 **STUDIO**
ARCHITECTS
906studio.com



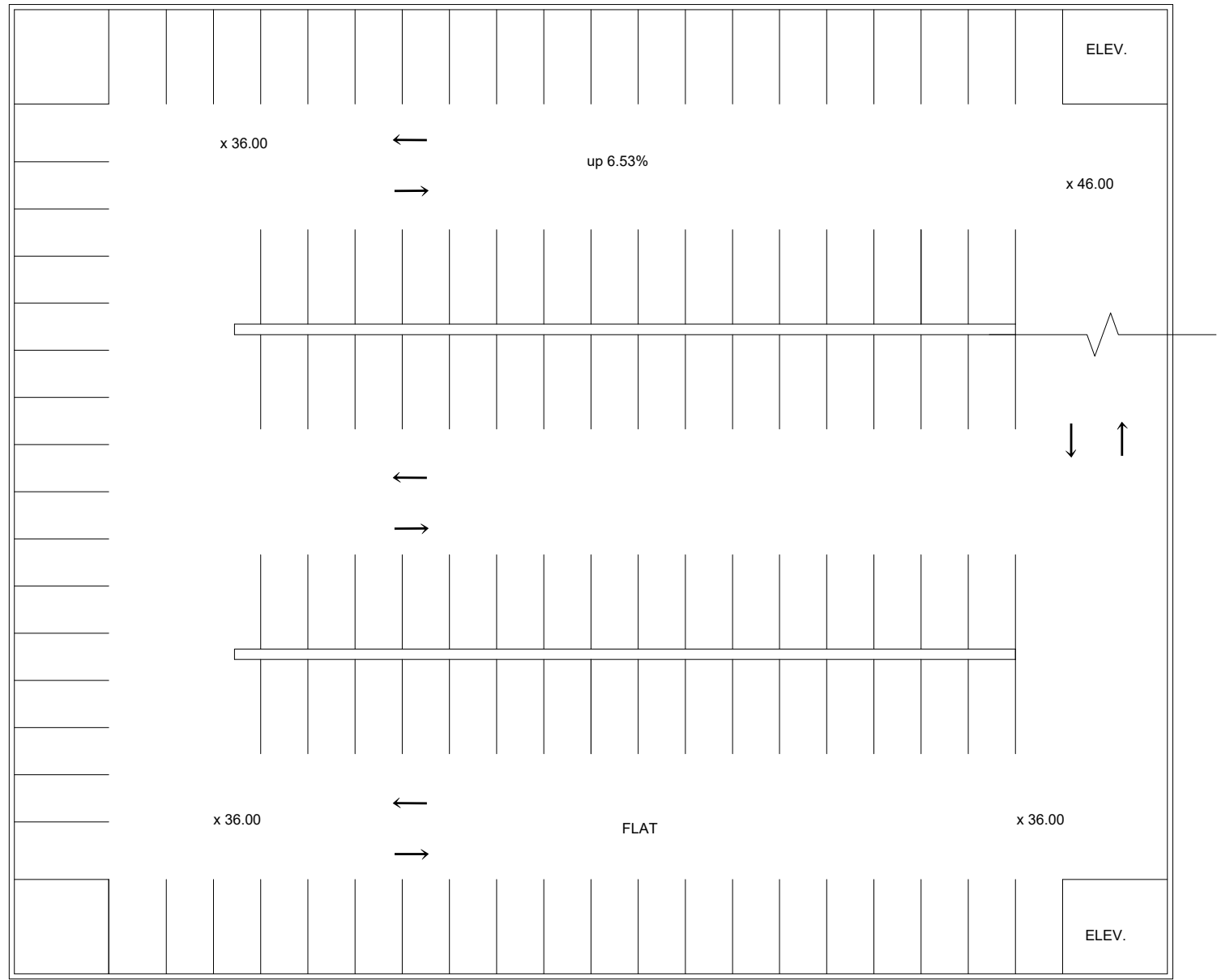
1 - 112 spaces



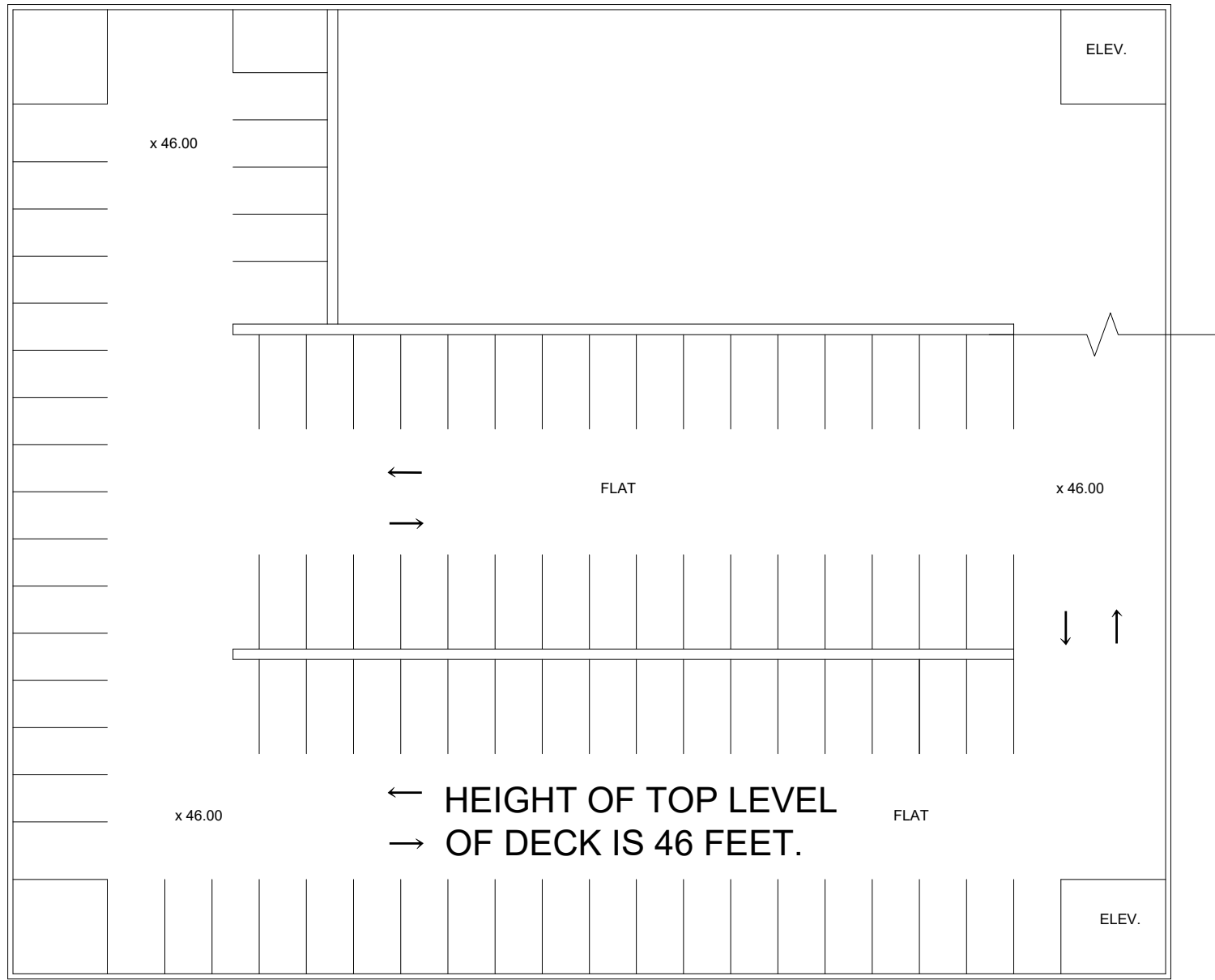
2 - 123 spaces



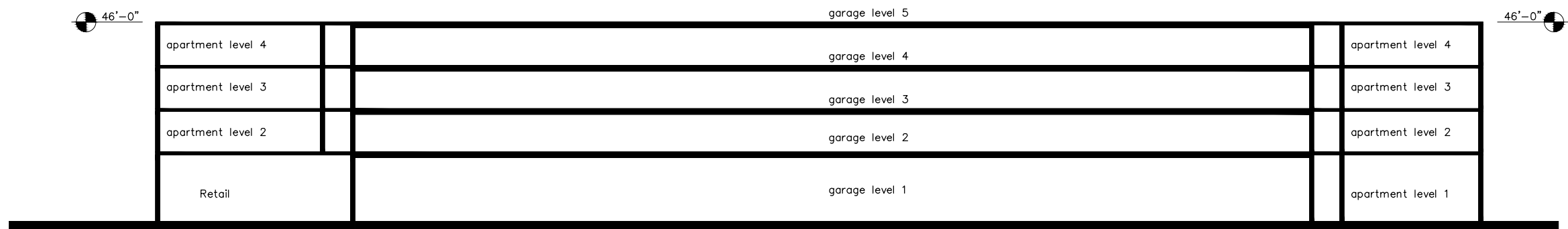
3 - 123 spaces



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	1 PER ROOM	115 ROOMS	115
		7,500 SF ASSEMBLY	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
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				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.



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

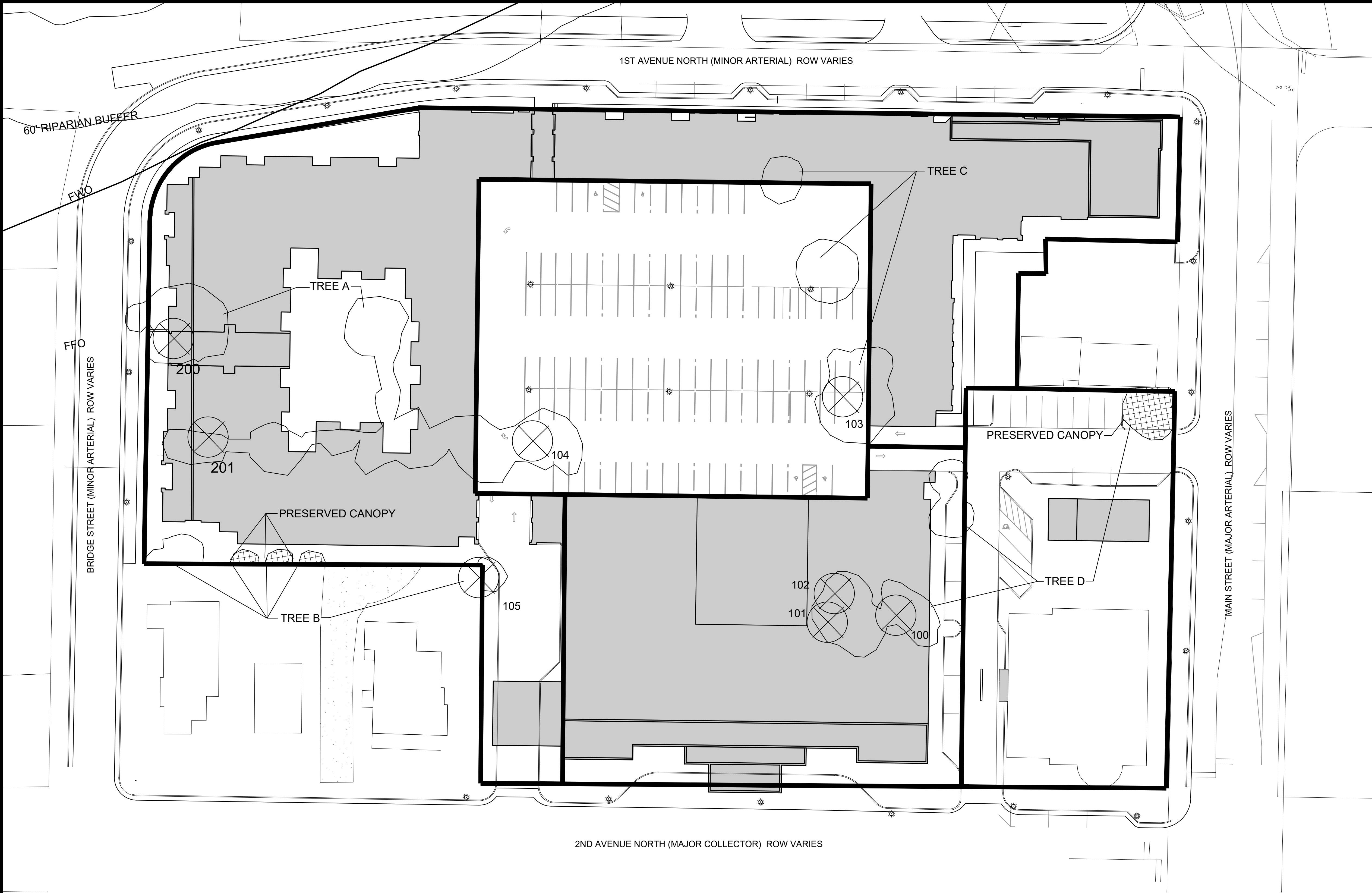


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble200@gmail.com
615.975.5765

GARAGE
DIAGRAMS

COF # 5994

C2.2



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

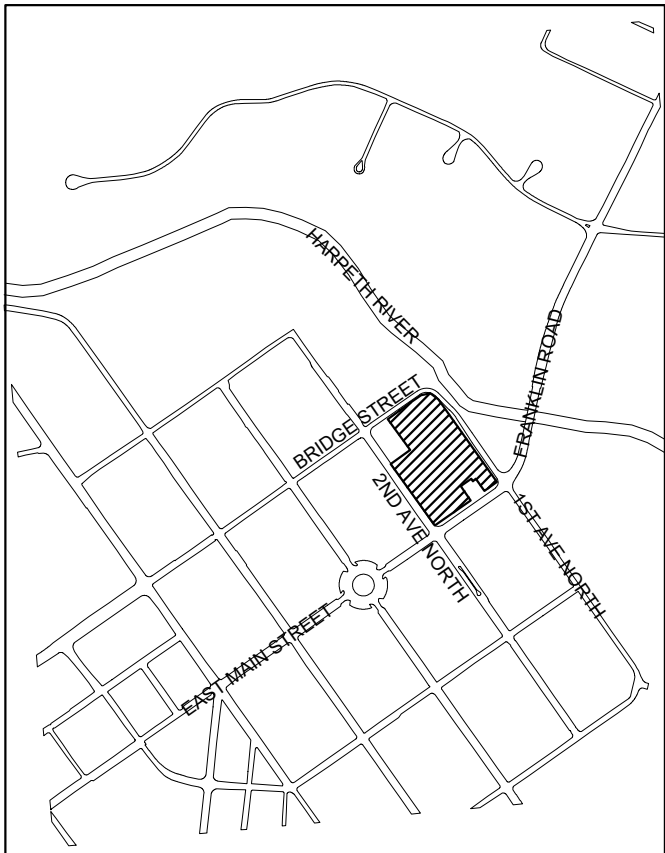
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

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'



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

TREE
CANOPY
PRESERVATION

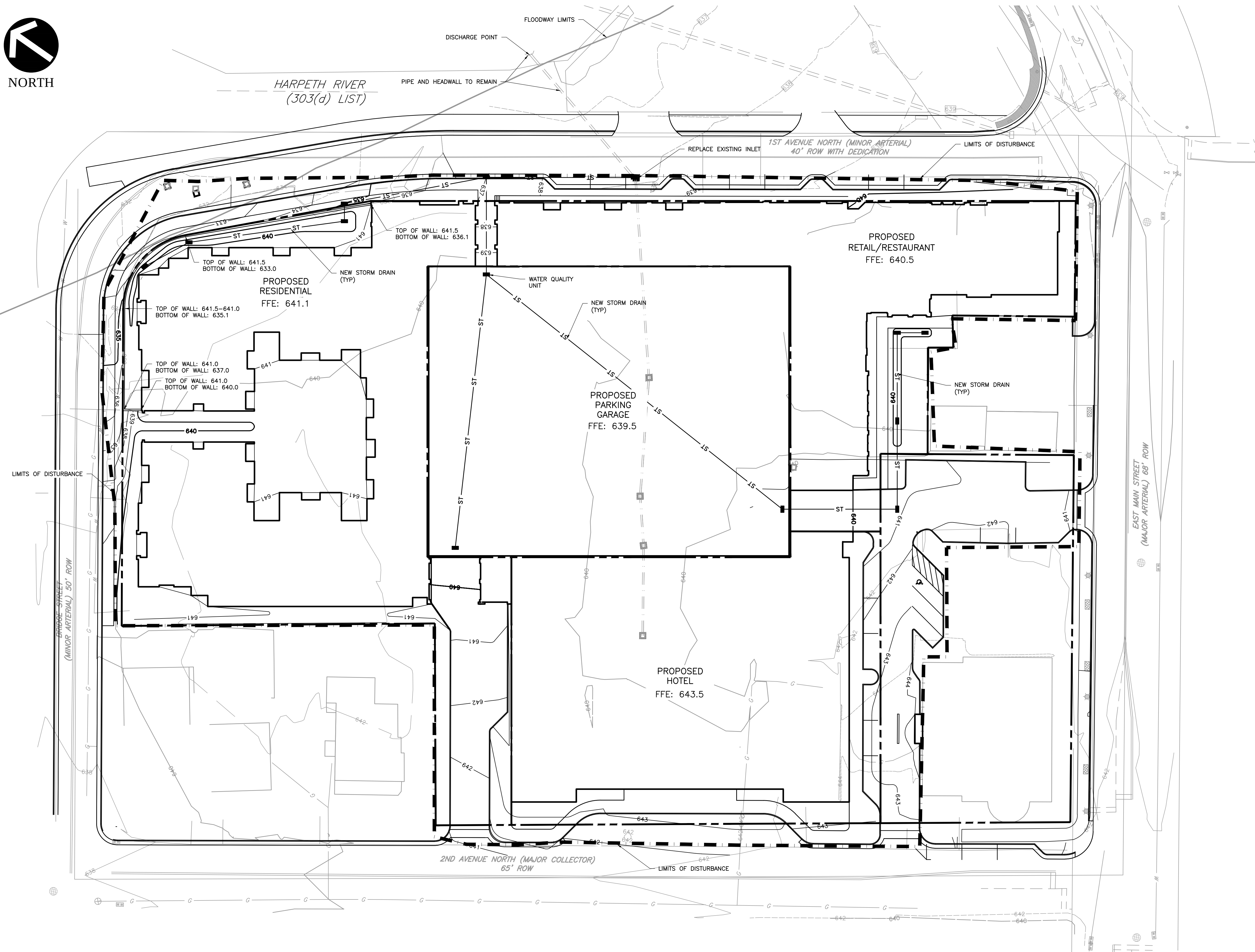
COF# 5994

C2.3



NORTH

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:

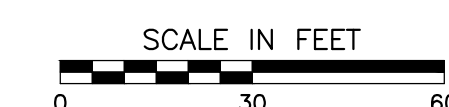
STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL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

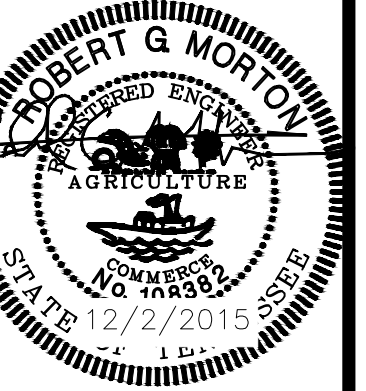
DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

LEGEND

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



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

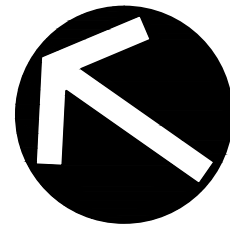


DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

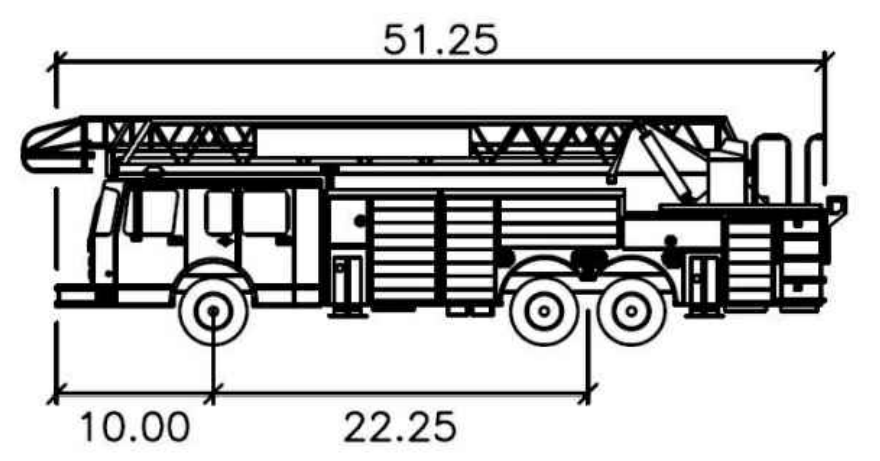
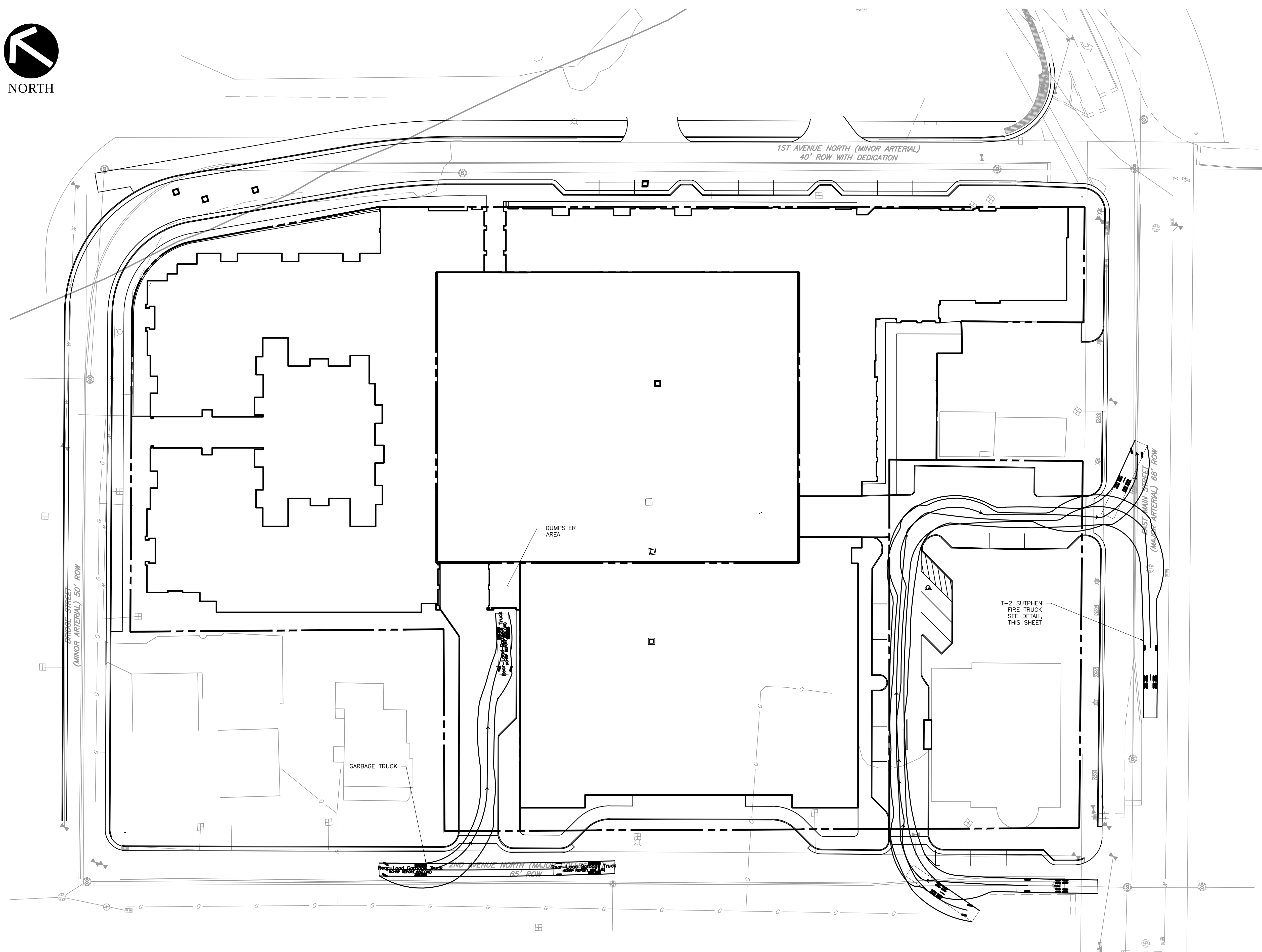
**GRADING &
DRAINAGE
PLAN**
COF# xxxx

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



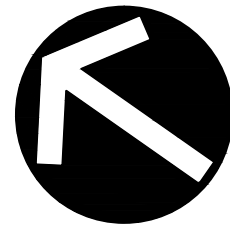
DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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

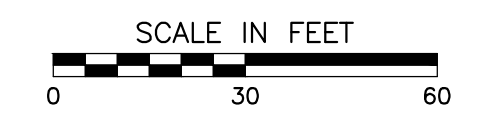
PROPOSED WATER TAP

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

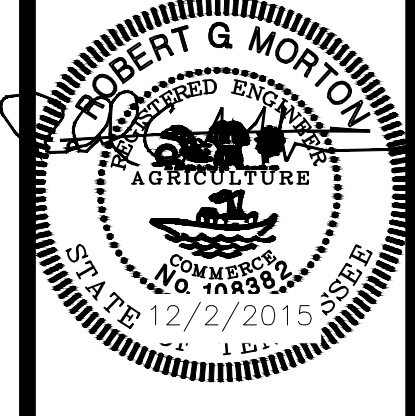
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



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



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

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

UTILITY
PLAN
COF# xxxx

C5.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



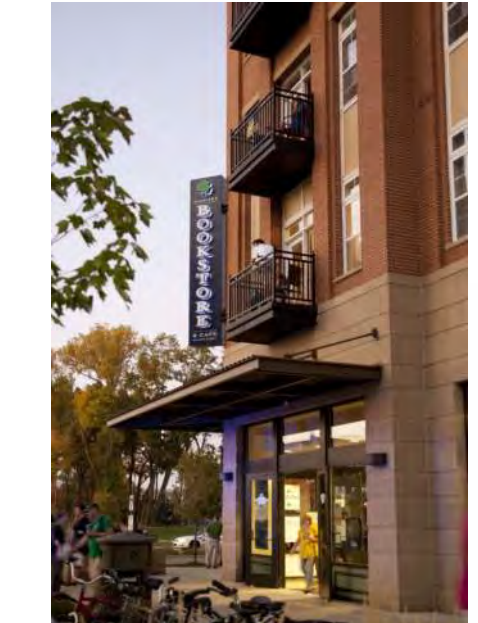
STREETSCAPE DETAILS & MATERIALS



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

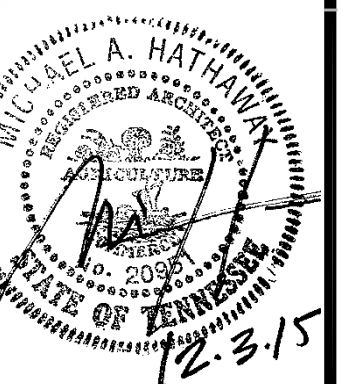
GDC

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

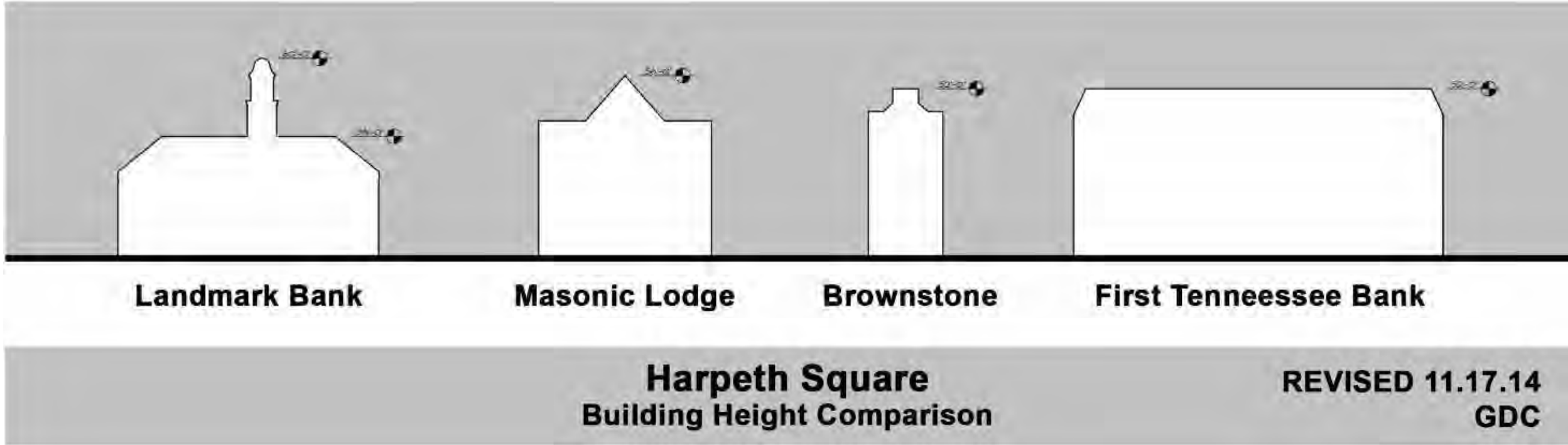


CORNER OF SECOND AND MAIN : HARPETH SQUARE



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, 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: greggamble209@gmail.com PHONE: (615) 975-5765



MAIN STREET ELEVATION
NOT TO SCALE

MATERIALS LIST

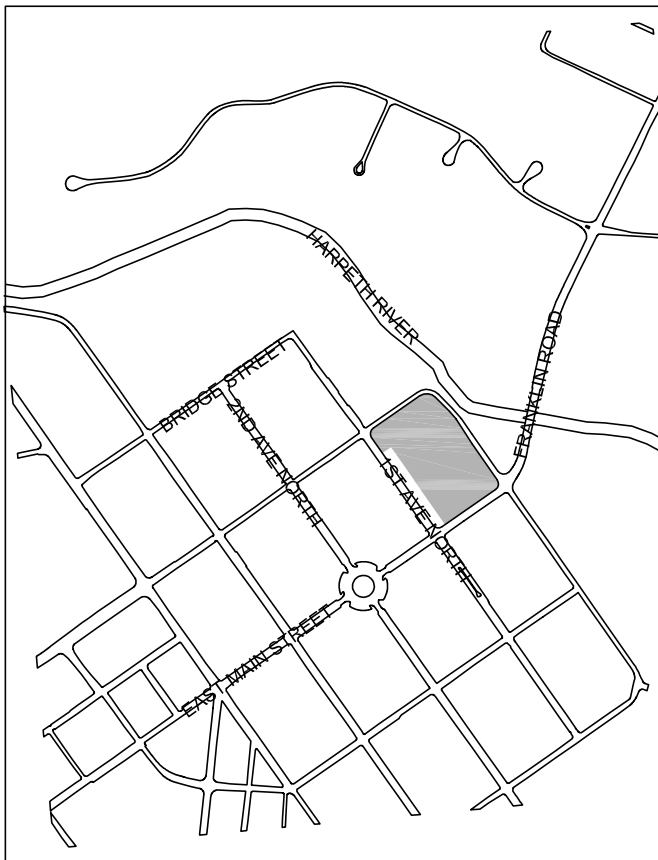
- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



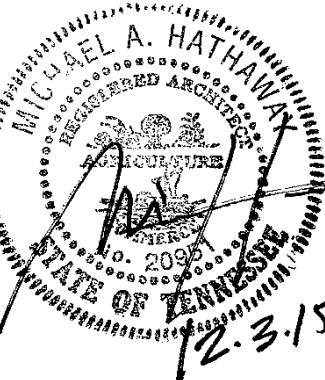
FIRST AVENUE ELEVATION
NOT TO SCALE

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'





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

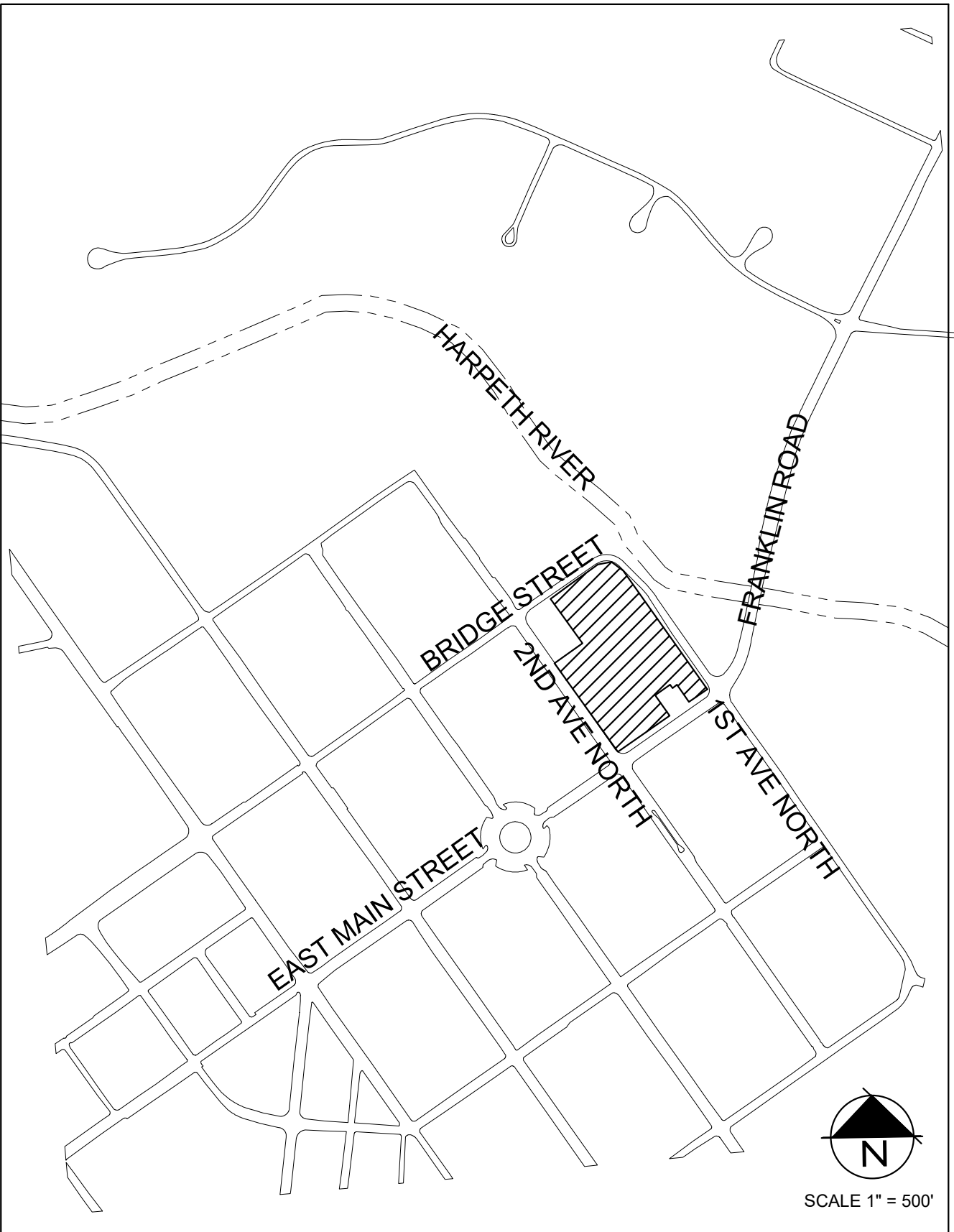
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

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.

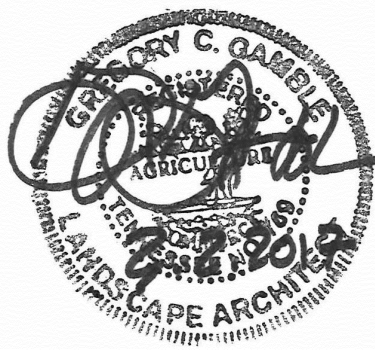
Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior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

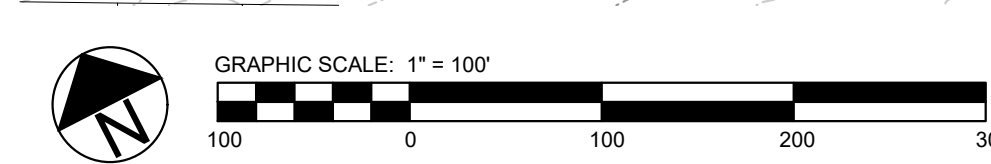
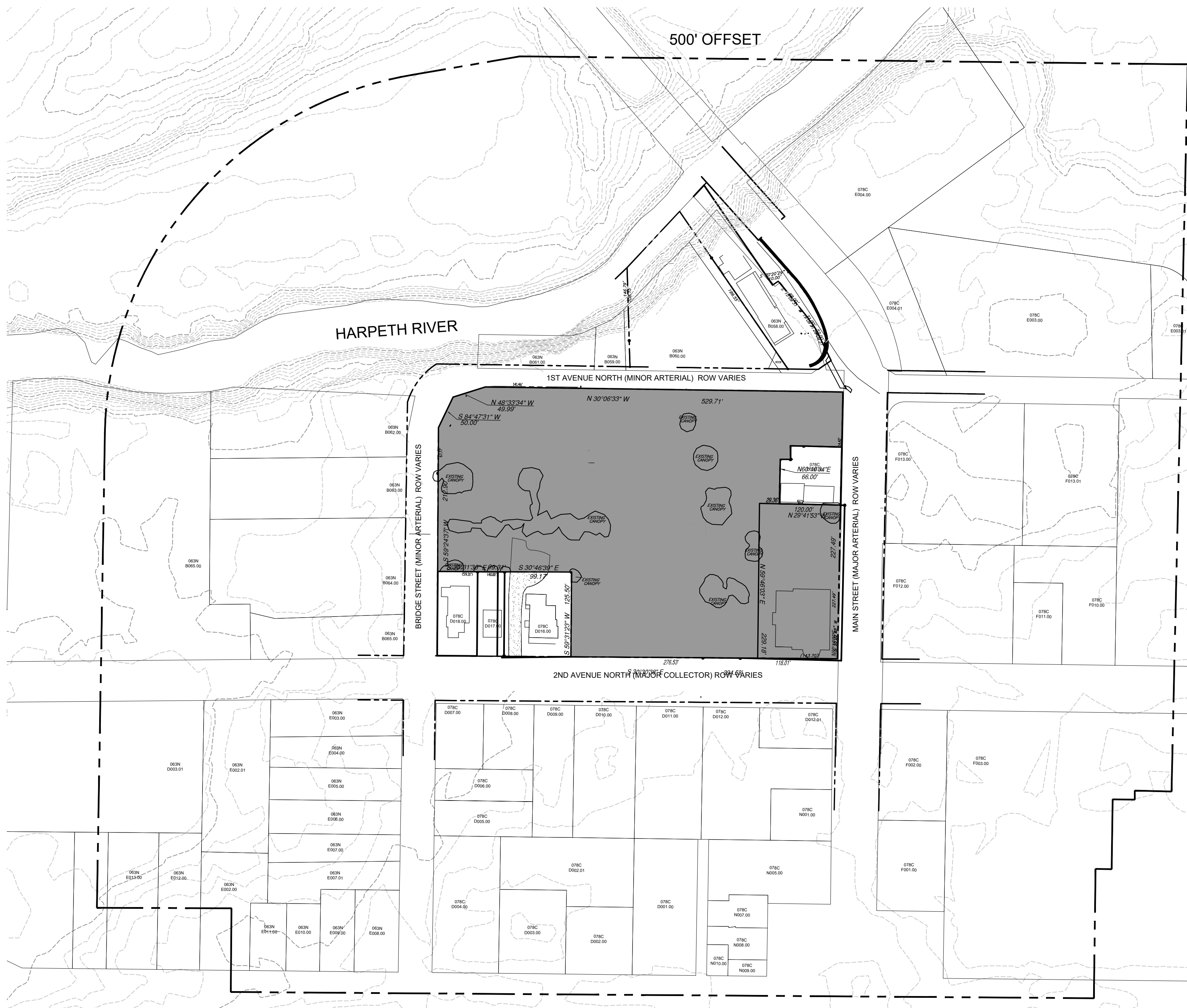
February 6, 2017

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 69°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;

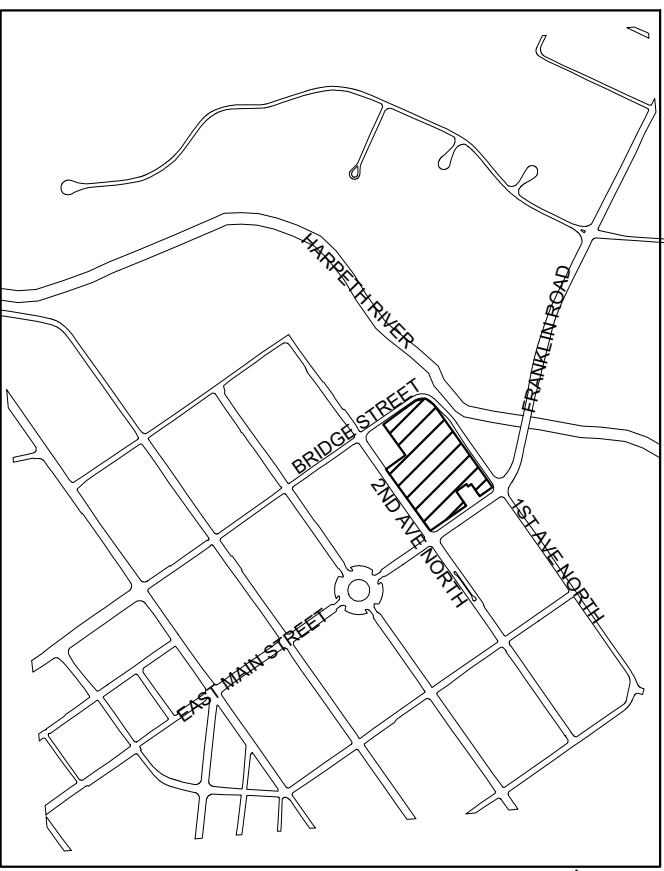
N 57°58'10" E - 20.00' to a point;

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'

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	CCFCO-1	TR	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCFCO-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	CCFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCFCO-1	TR	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZT ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-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	CCFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTION PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC ENTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCFCO-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	CCFCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCFCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCFCO-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	CCFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCFCO-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	CCFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCFCO-1	TR	COMMERCIAL

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: 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

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

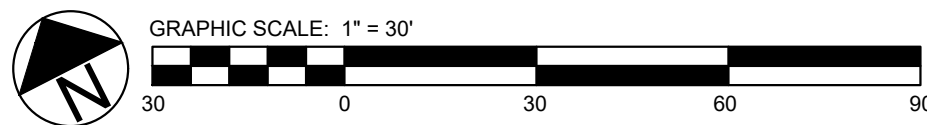


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

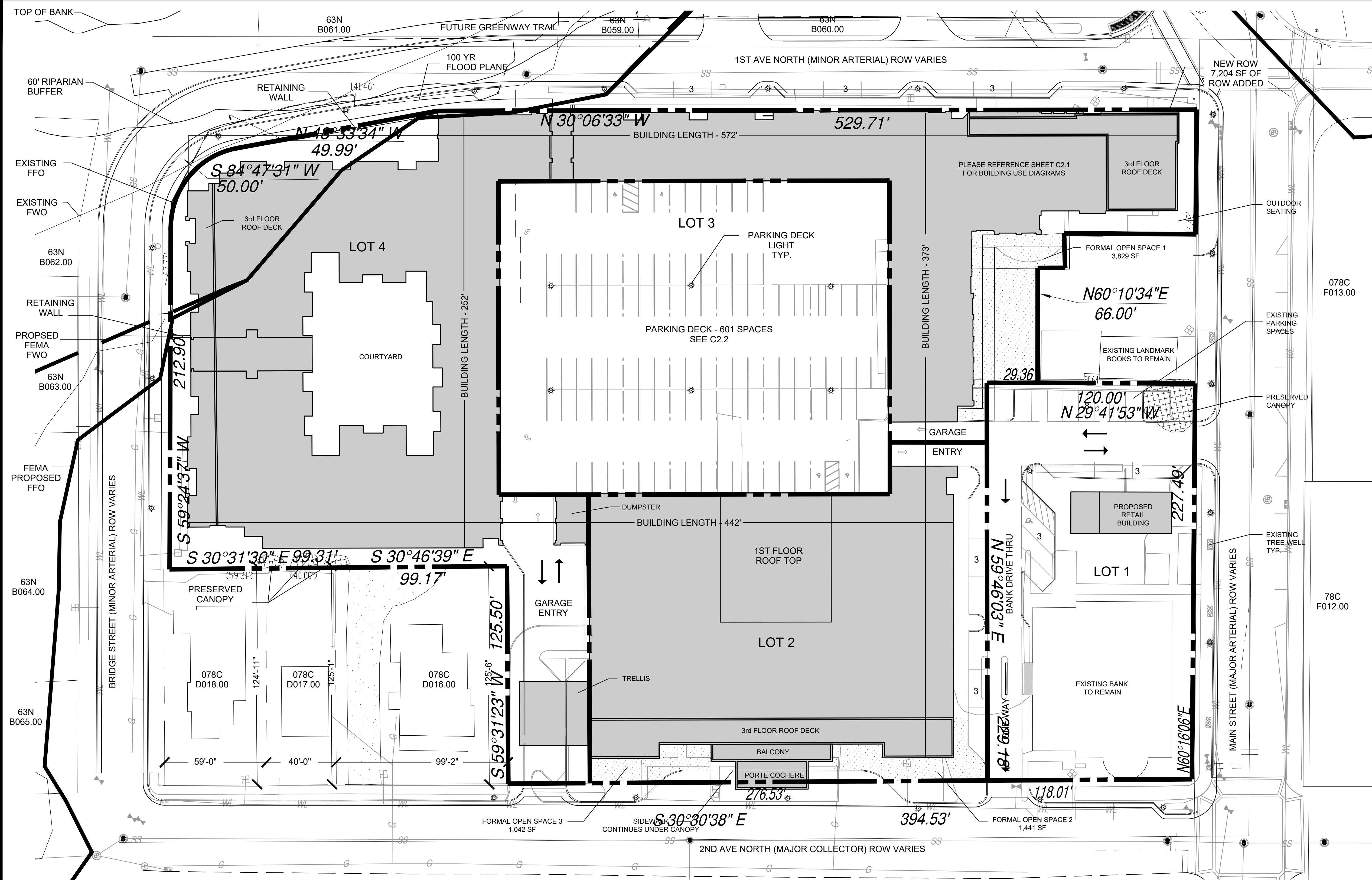
OVERALL
EXISTING
CONDITIONS

COF# 6356

C1.0



C1.1



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

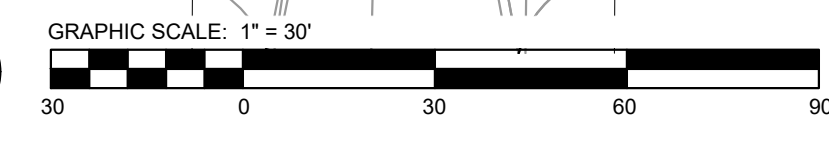
*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCA-1 TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:
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 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.
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 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	136'
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: 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 (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: greggamb209@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 DIA
TREES CANOPY: 12 AC PRESERVED (SEE MOS REQUIRED)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
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

KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

GDC
GAMBLE
DESIGN COLLABORATIVE
DESIGN 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
greggamb209@gmail.com
615.975.5765

OVERALL
DEVELOPMENT
PLAN

COF# 6356

C2.0



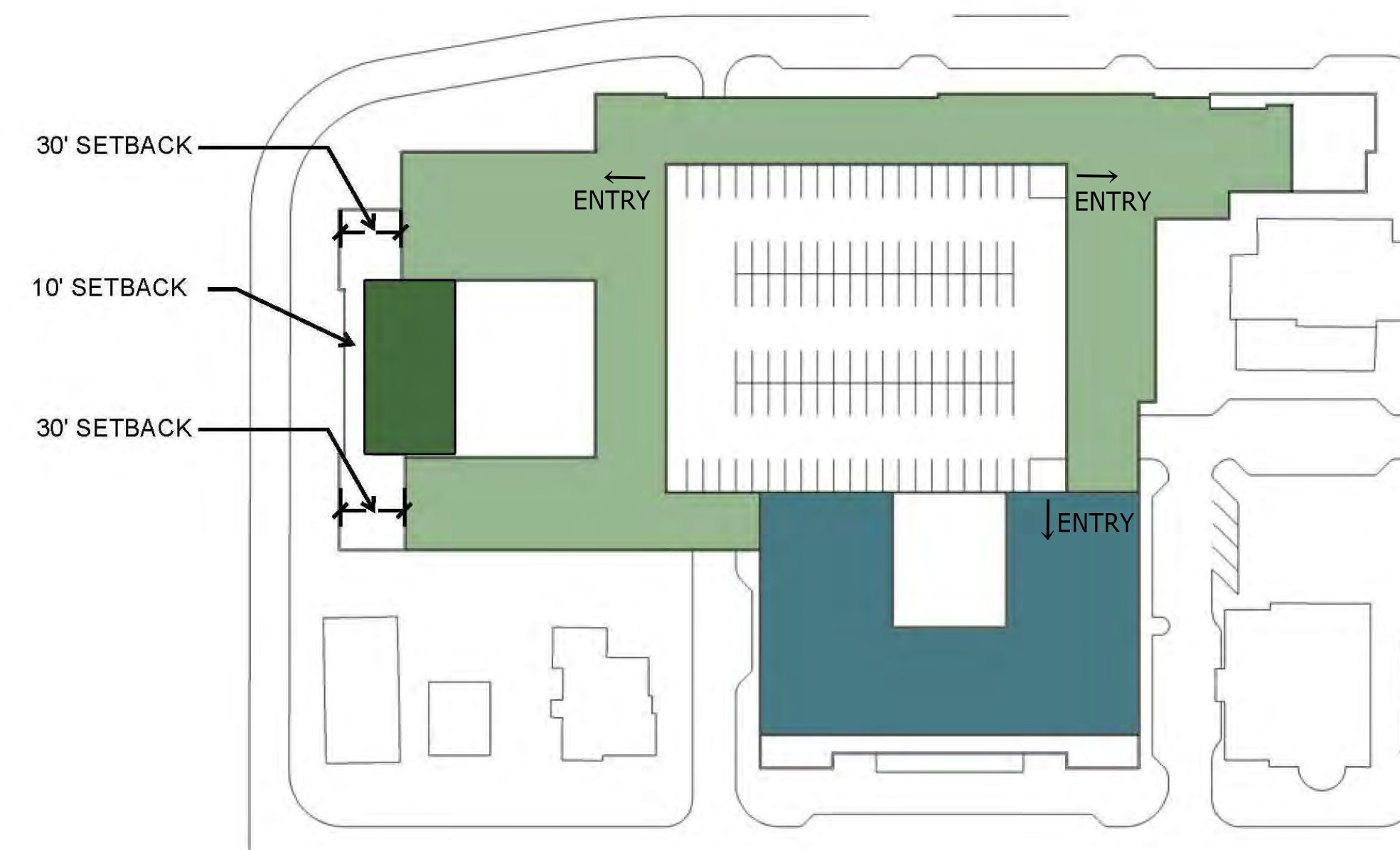
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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

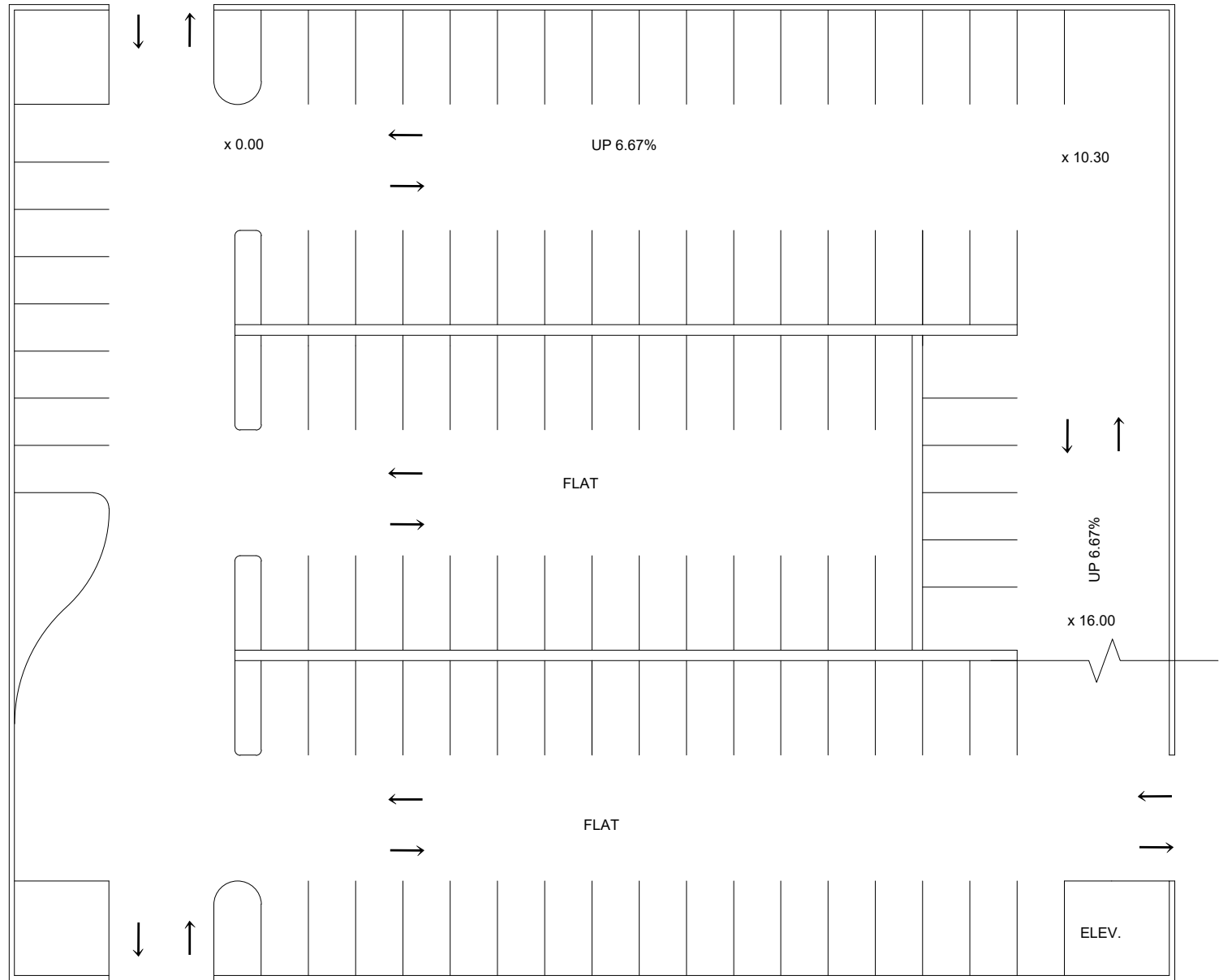
HARPEATH SQUARE FLOOR DIAGRAMS

HARPEATH ASSOCIATES

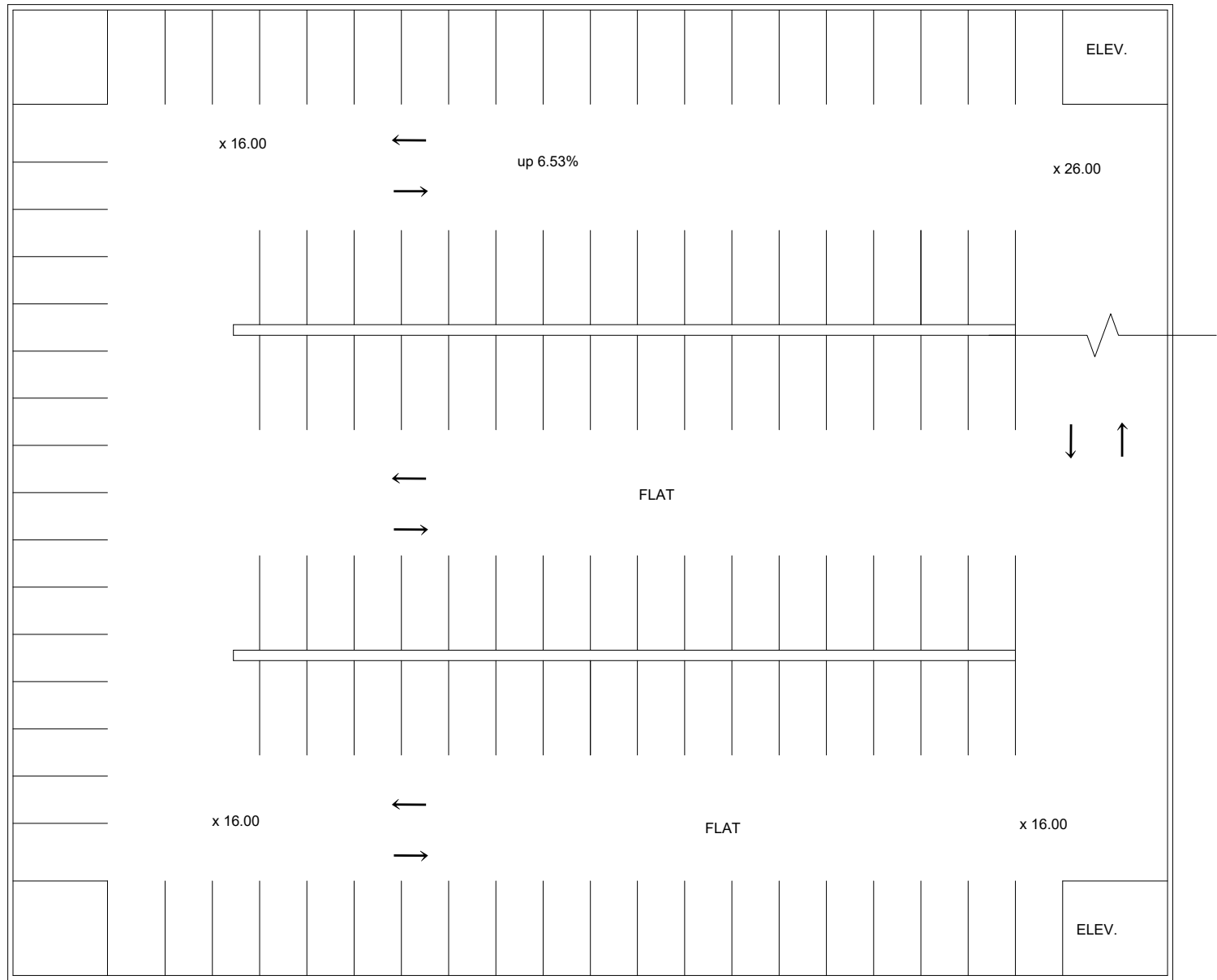
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

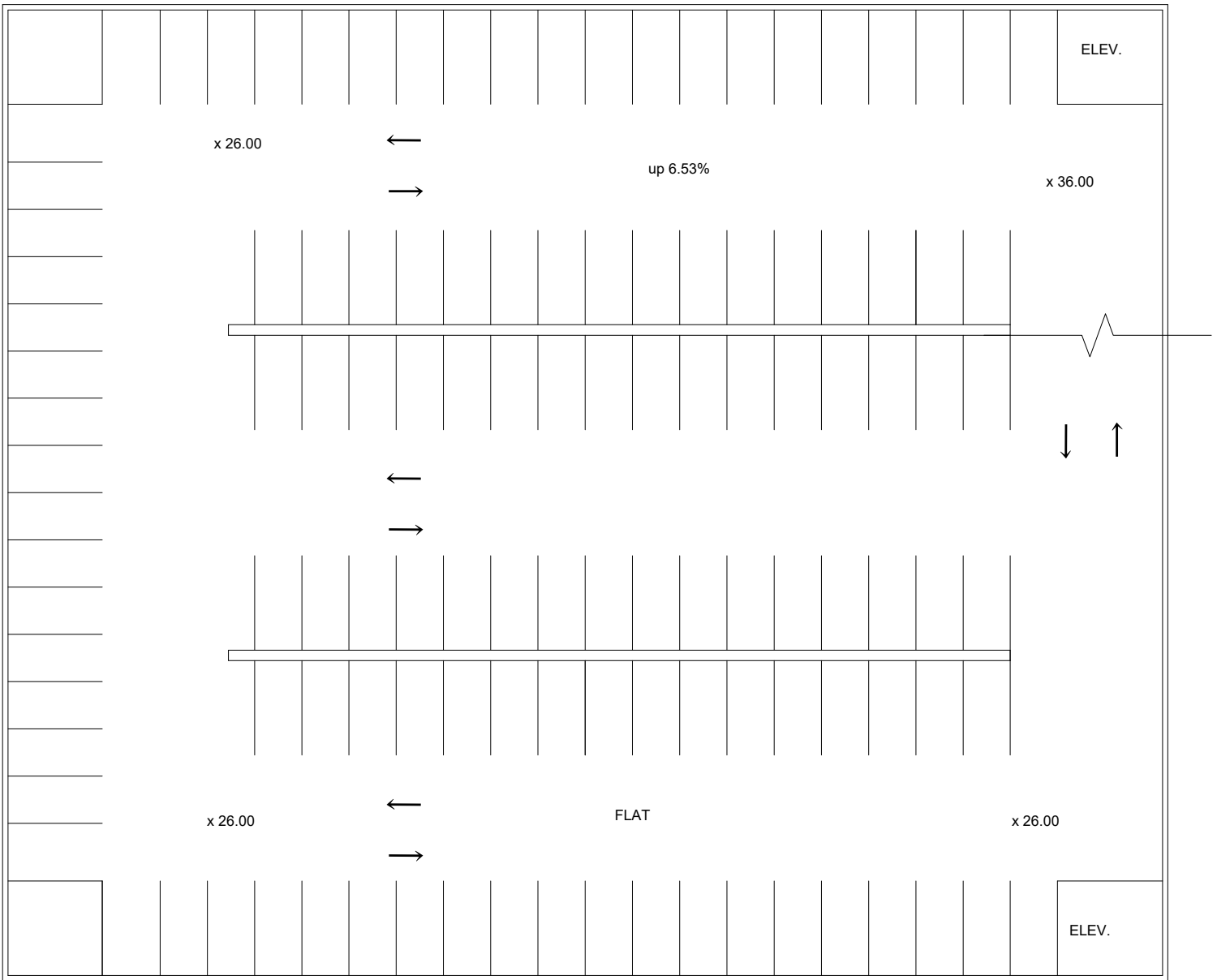
906 **STUDIO**
ARCHITECTS
906studio.com



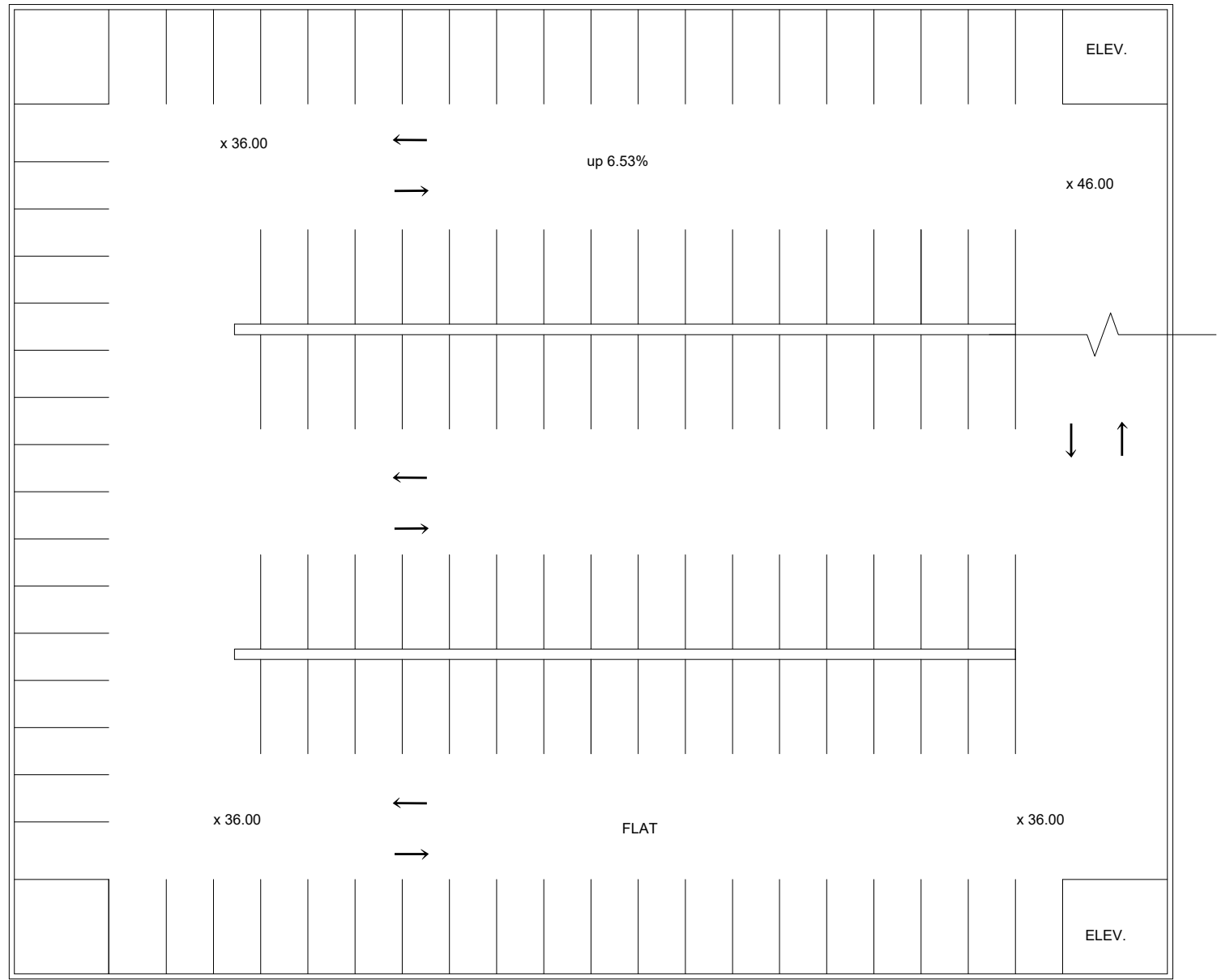
1 - 112 spaces



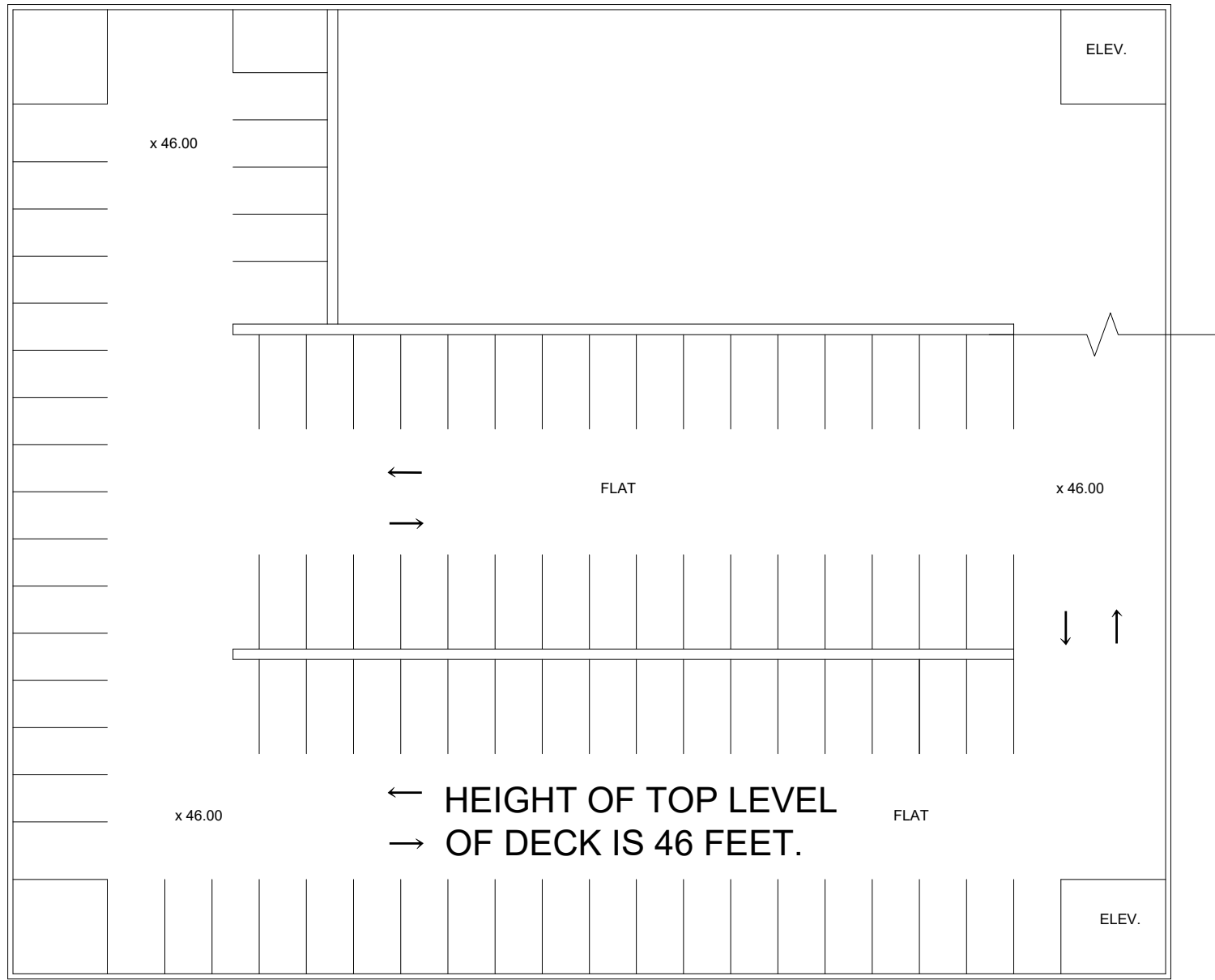
2 - 123 spaces



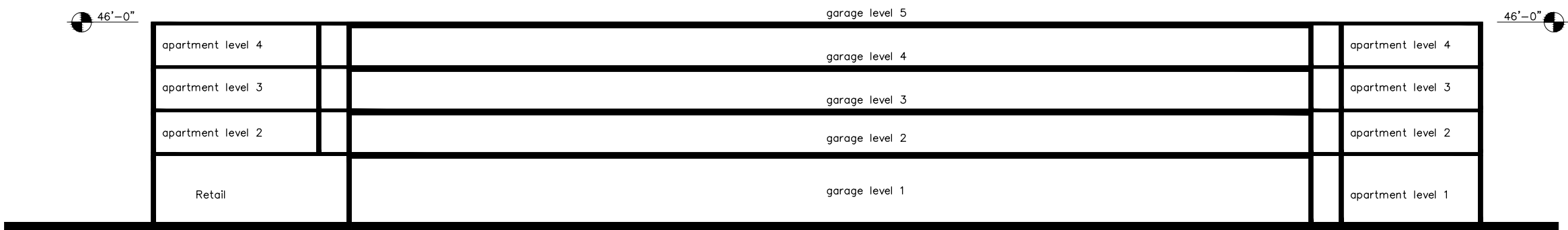
3 - 123 spaces



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
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				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					
	LUC 310	High-Turnover	LUC 826	LUC 220	
Land Use:	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	TOTAL
Size:	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

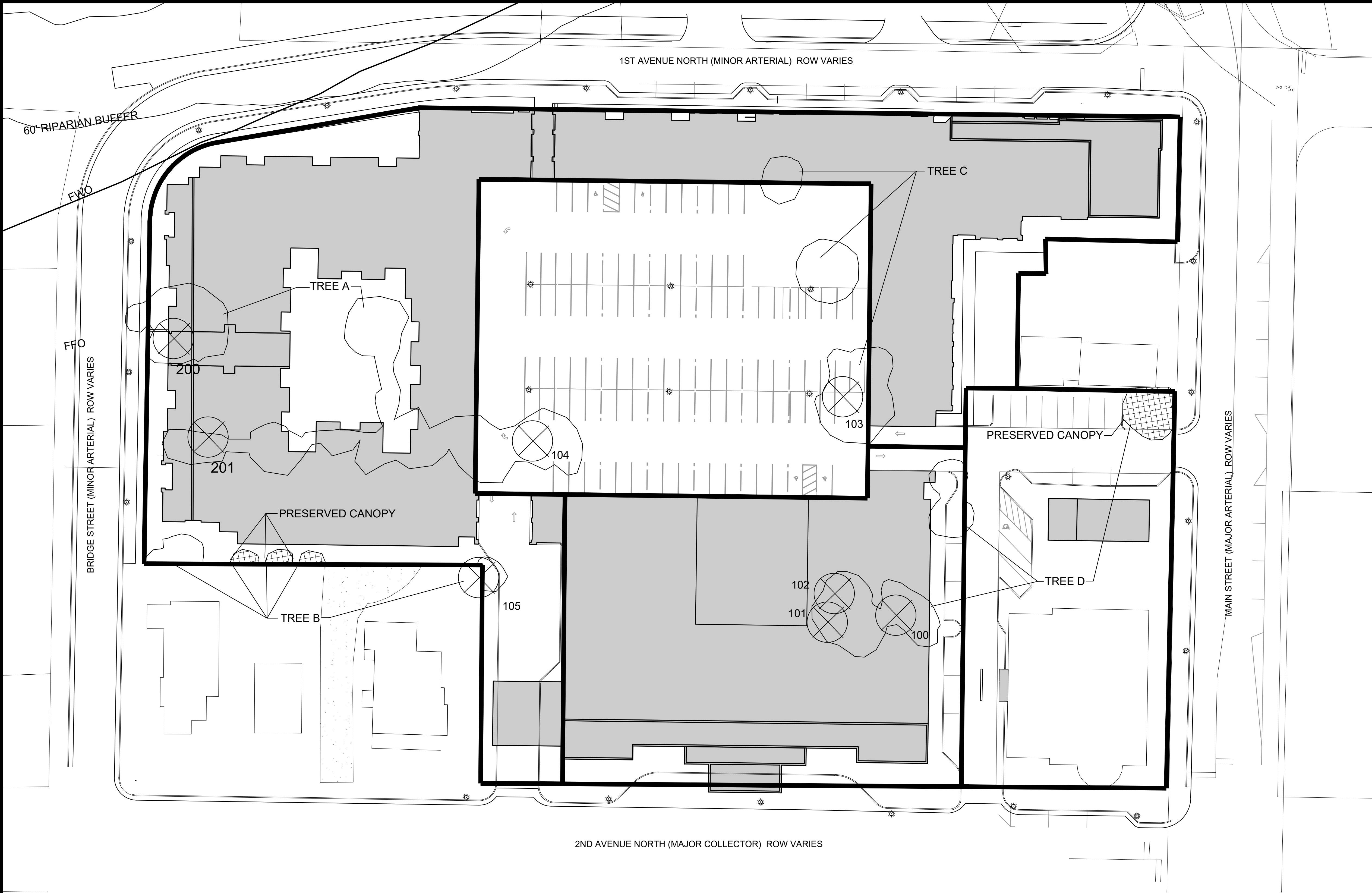
DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

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.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@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 (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: 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: greggamble209@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

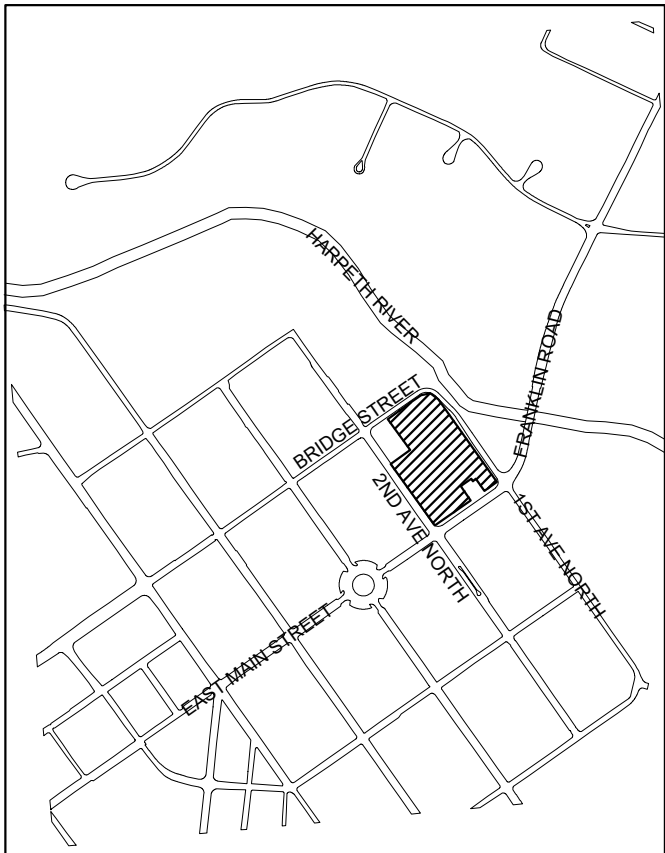
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

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'



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

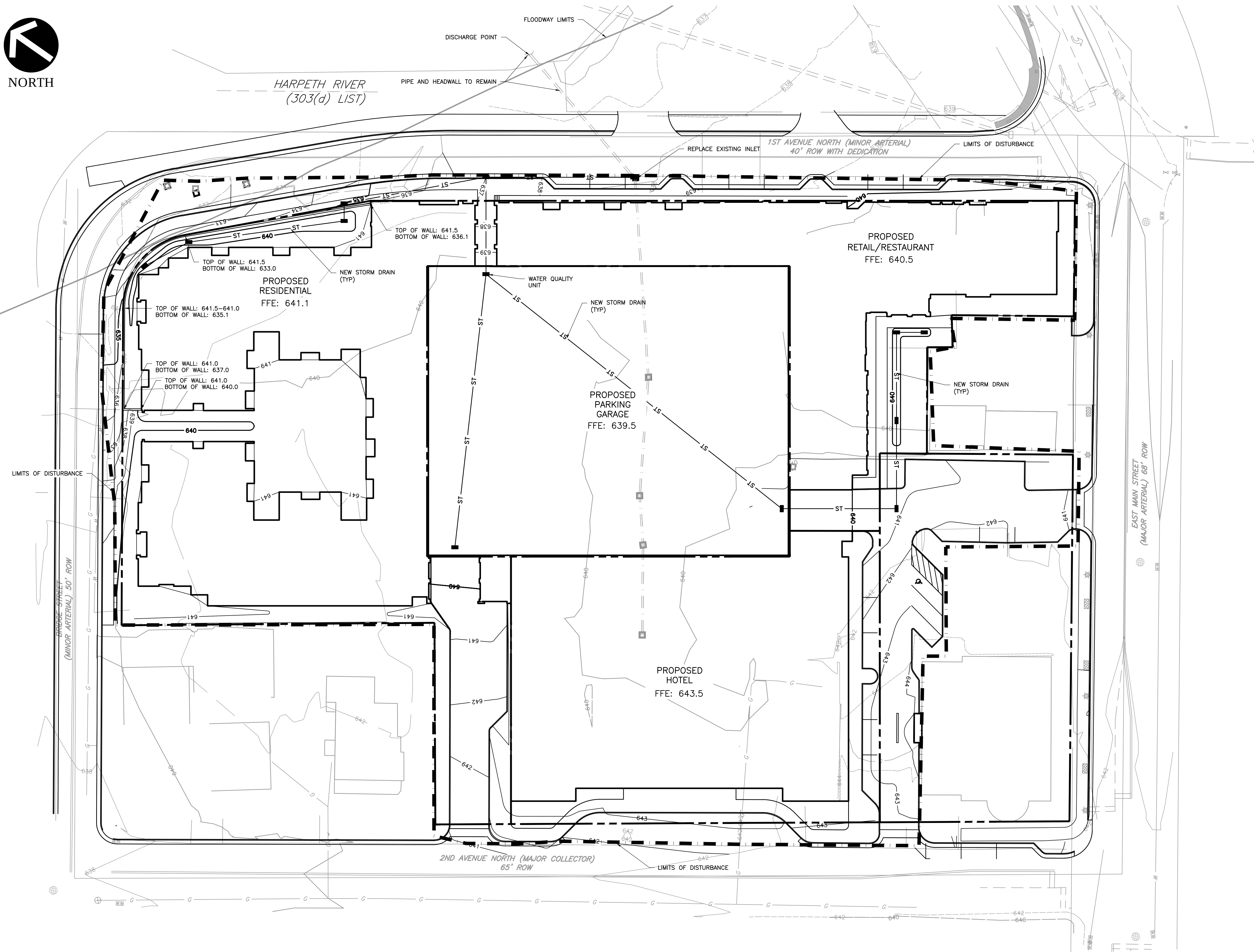
TREE
CANOPY
PRESERVATION

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.

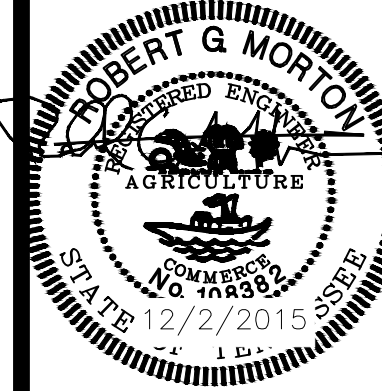
LEGEND

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



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

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

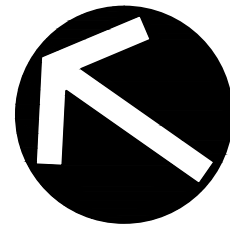


DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

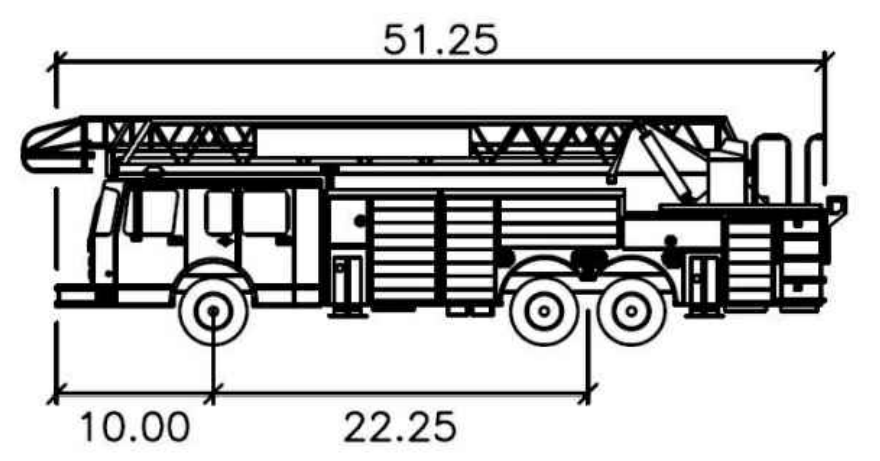
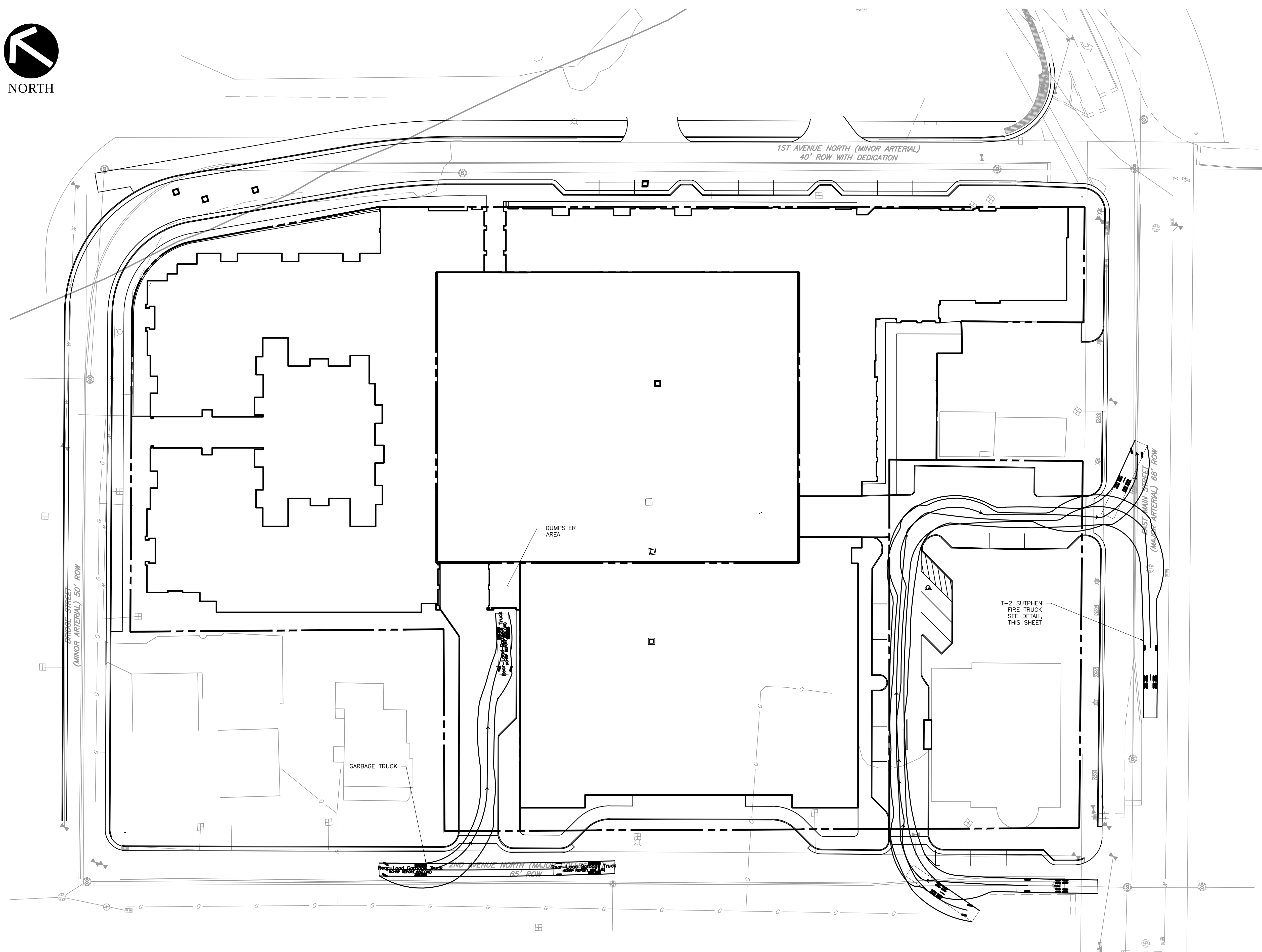
GRADING &
DRAINAGE
PLAN
COF# xxxx

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

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

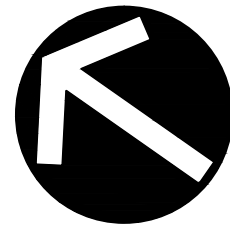
FRANKLIN, TENNESSEE

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

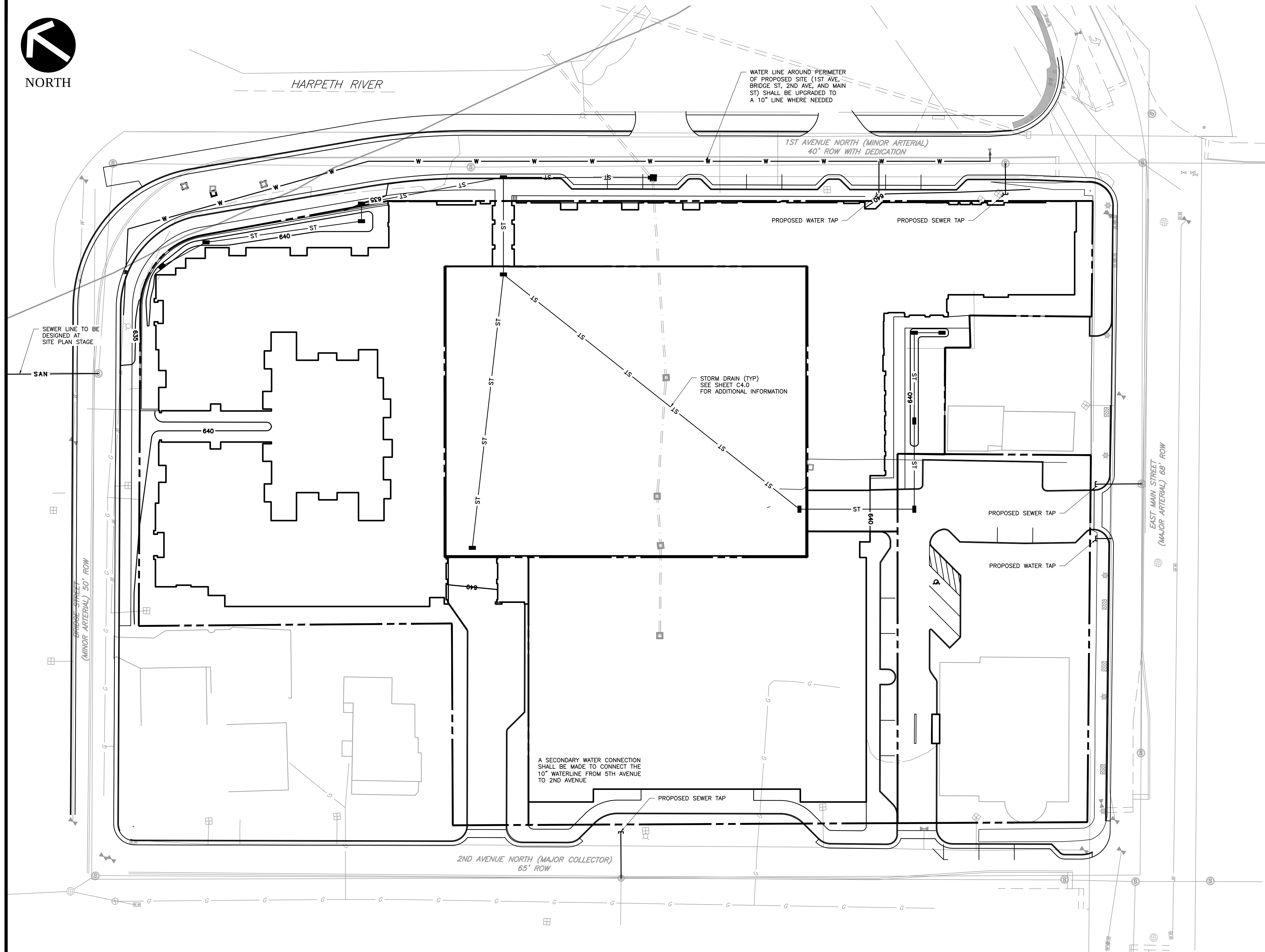
AUTOTURN
PLAN

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

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 30 60



Civil & Environmental Consultants, Inc.

325 Seaboard Lane | Suite 170 | Franklin, TN 37067
615-333-7797 | 800-763-2326
www.cecinc.com

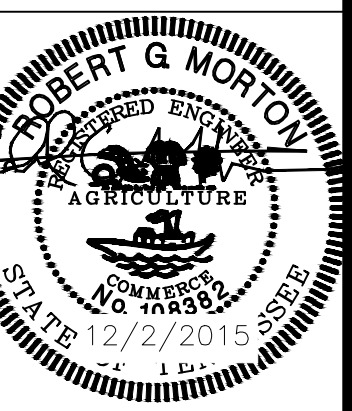
GDC

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

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

UTILITY
PLAN

COF# xxxx

C5.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



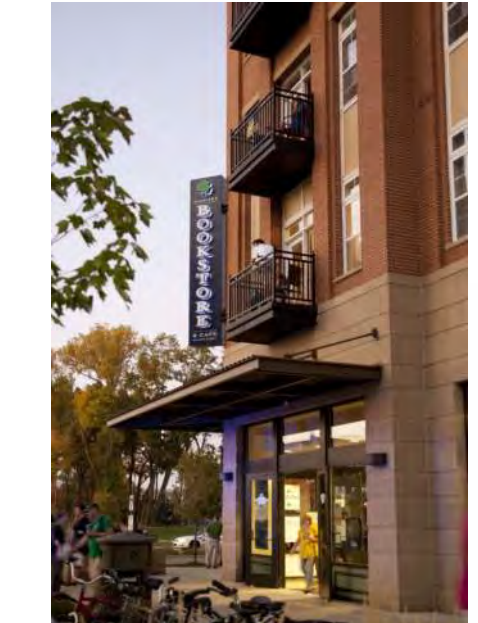
STREETSCAPE DETAILS & MATERIALS



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

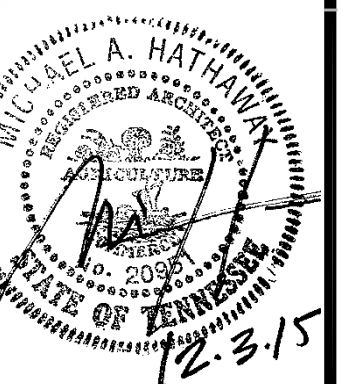
GDC

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

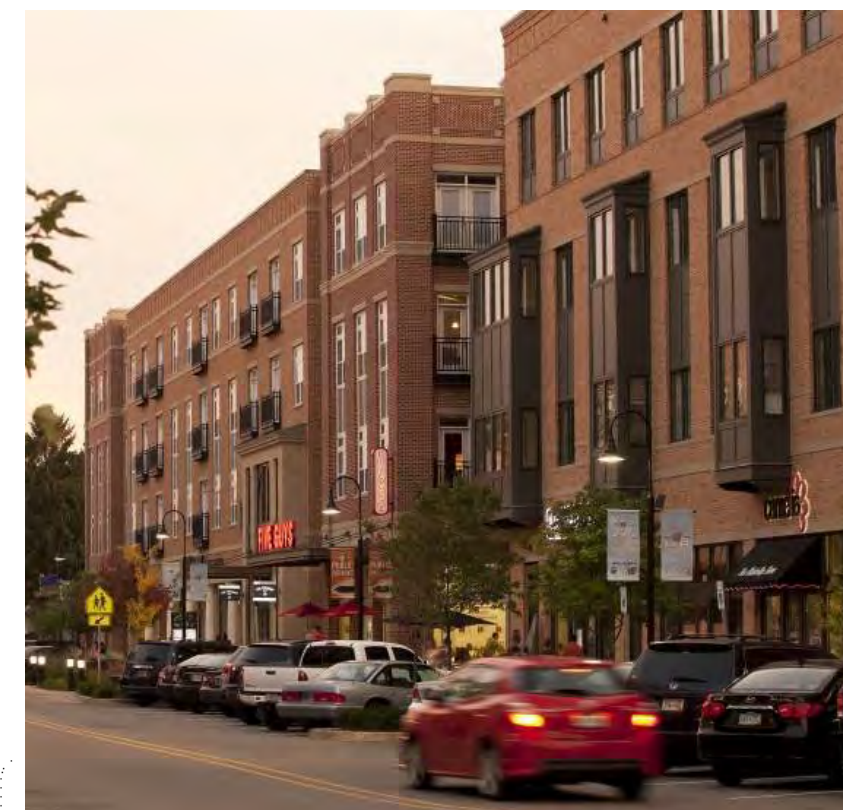
A1.0



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

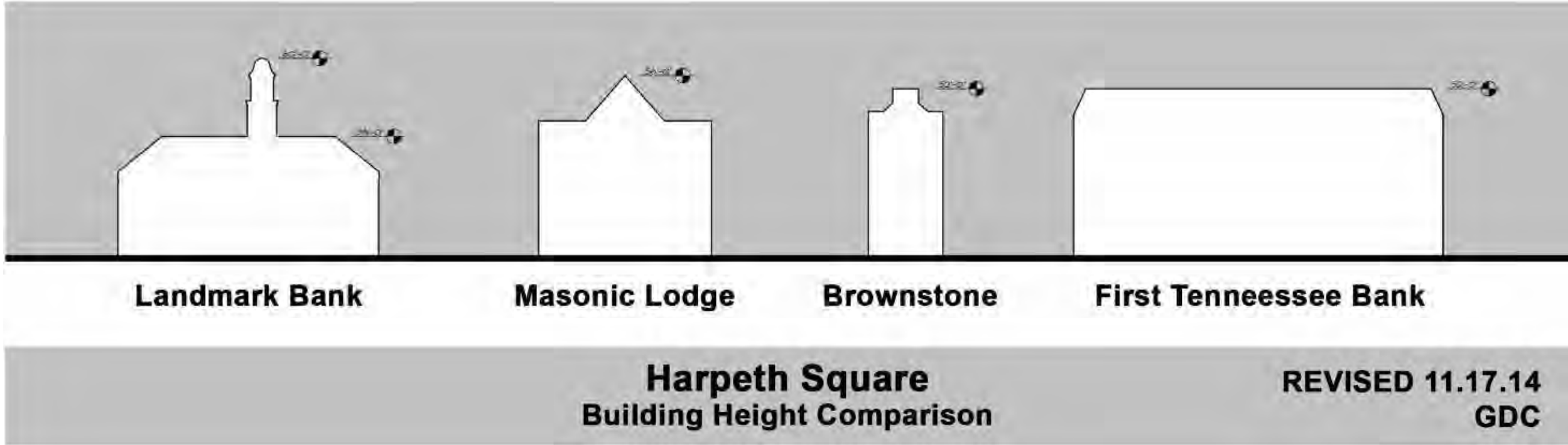


CORNER OF SECOND AND MAIN : HARPETH SQUARE



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

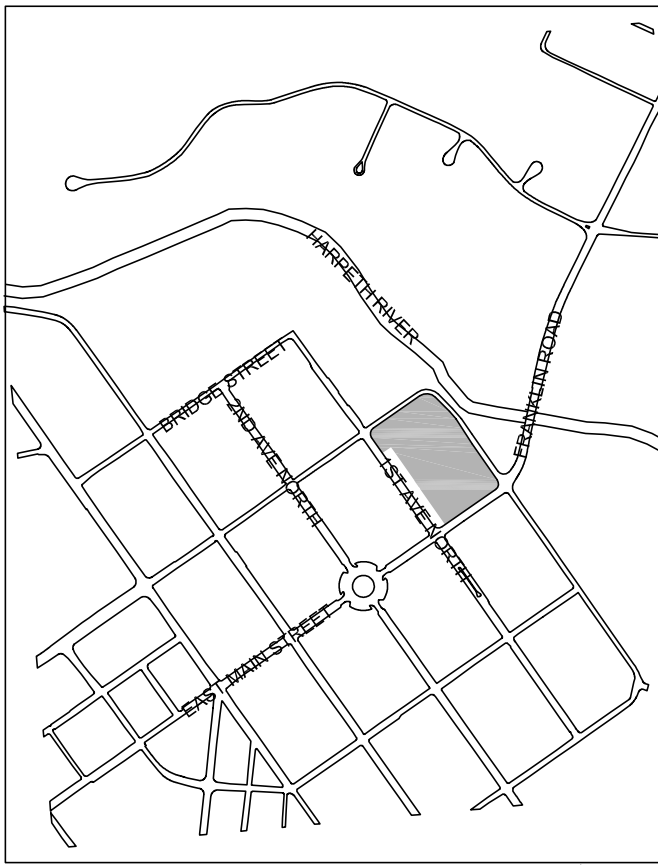
- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

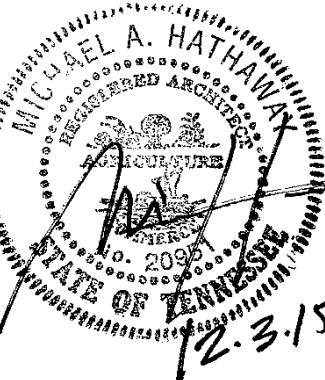
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING 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'

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 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'

**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

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. All data and materials (c) copyright 2017. All rights reserved.

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

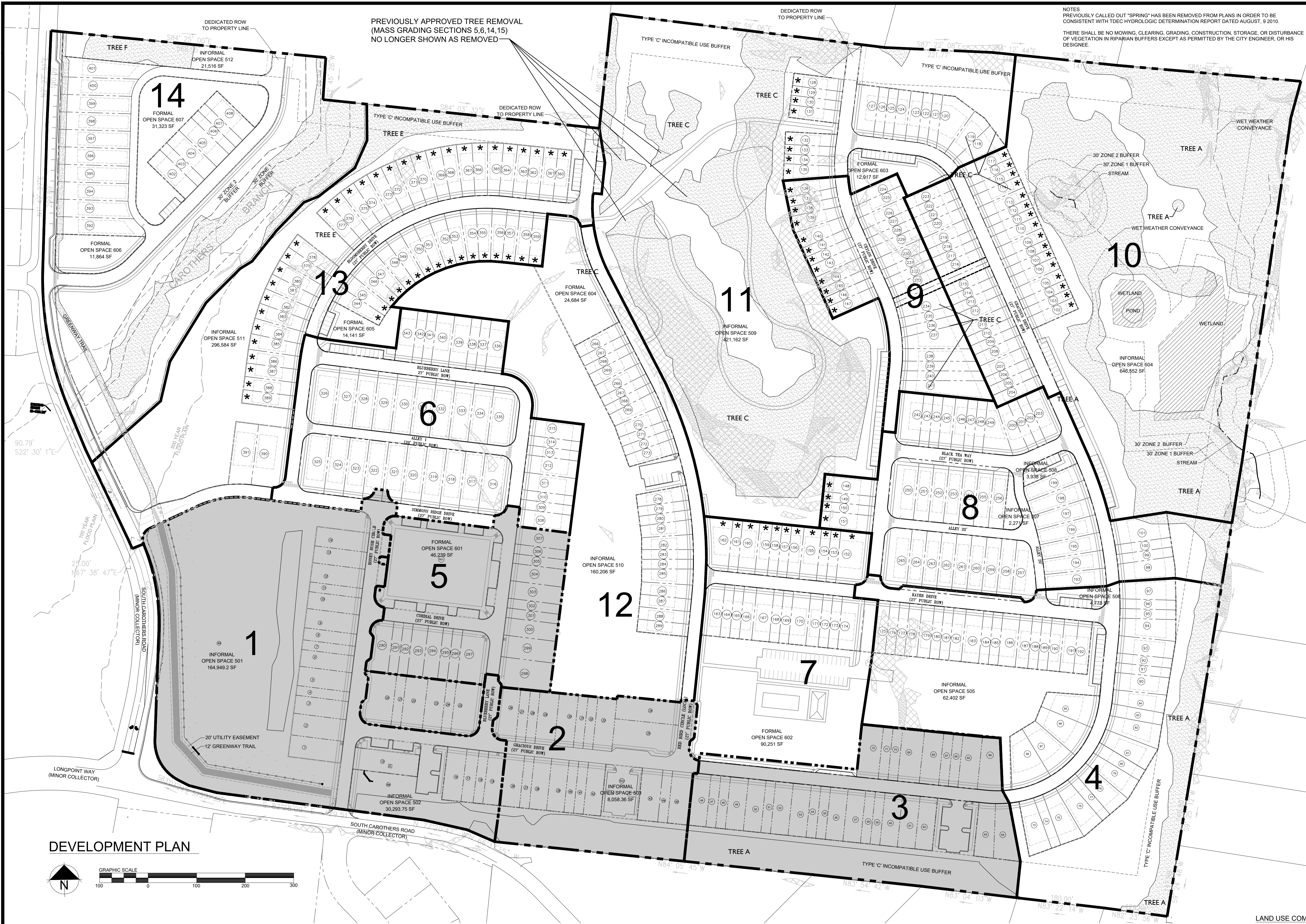
Existing Zoning: SD-R 4.60
 Proposed Zoning: SD-R 4.60
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 6.19 acres
 Proposed Number of Dwelling Units: 408
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| 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

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. All data and materials (c) copyright 2017. All rights reserved.



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

OPEN SPACE PROVIDED:

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

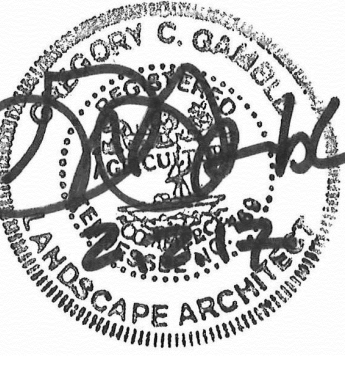
* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

Revisions:

Drawing Notes:

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 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

Mark Lynn

ARCHITECTURAL SERVICES
917 FRANKLIN RD.
BRENTWOOD, TN 37027
p 615.308.5330
marklynn1@hotmail.com
© Mark Lynn Architectural Services

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

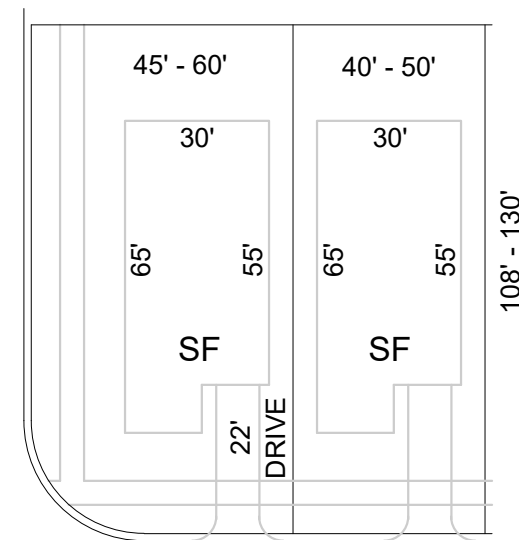
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.2

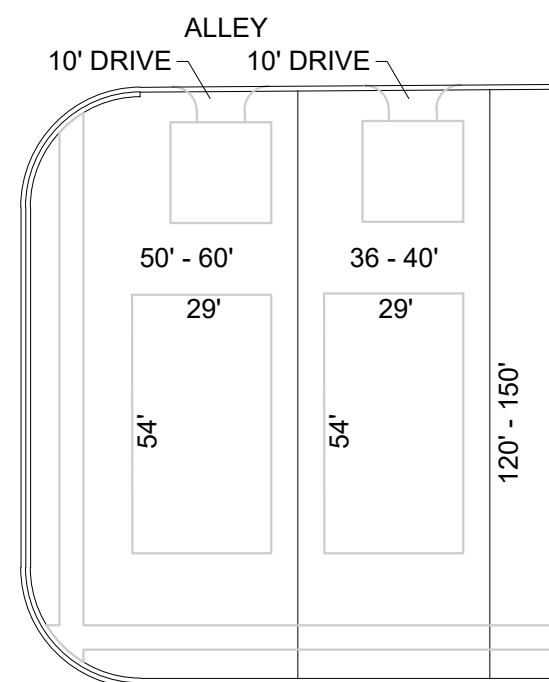
COF 6339



TYPICAL SINGLE FAMILY

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

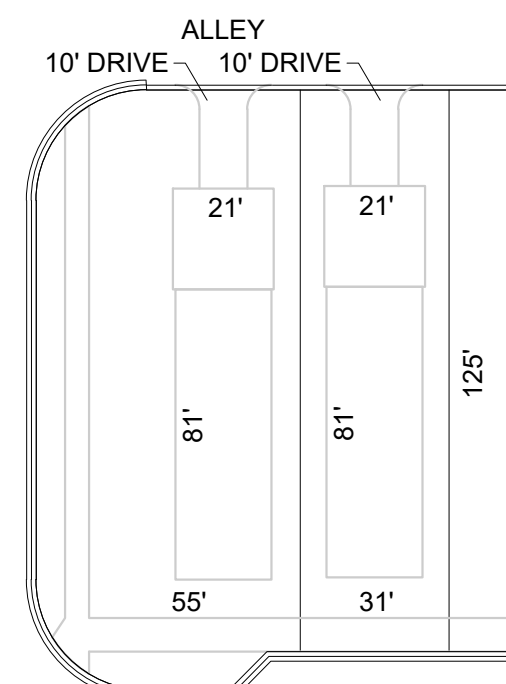
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



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

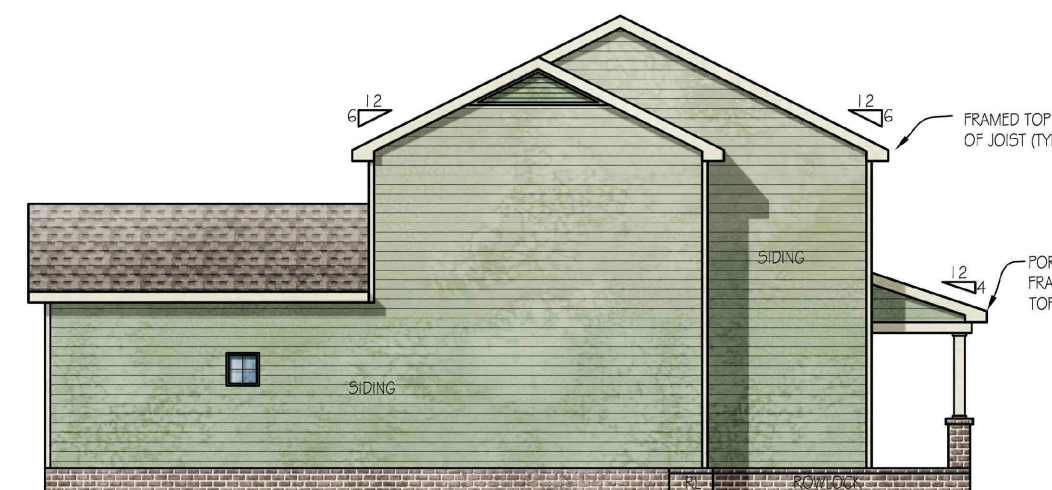
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

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



FRONT ELEVATION

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



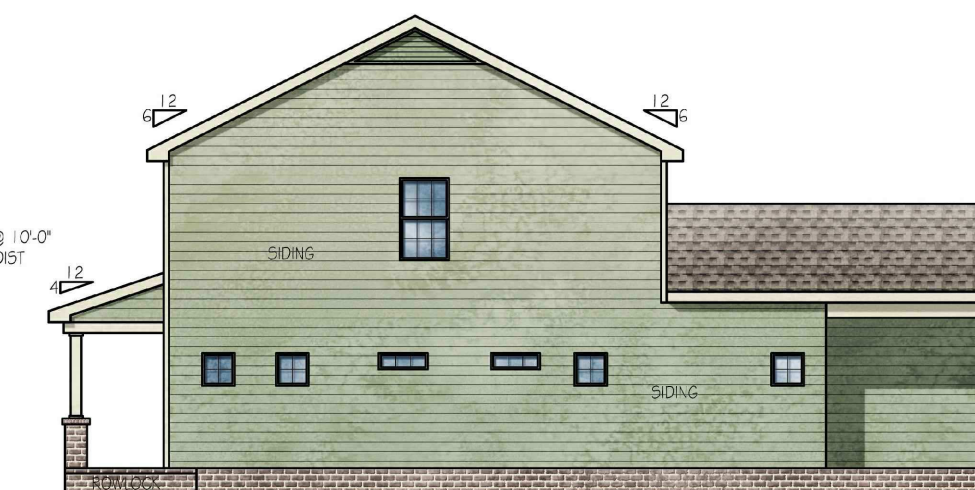
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

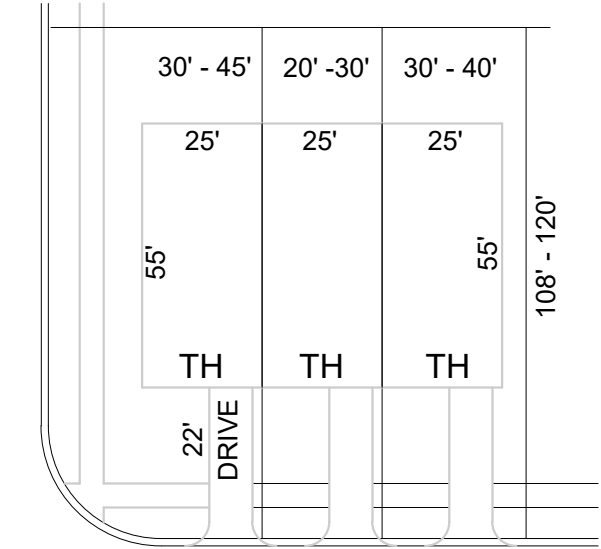
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

Bou Johnson

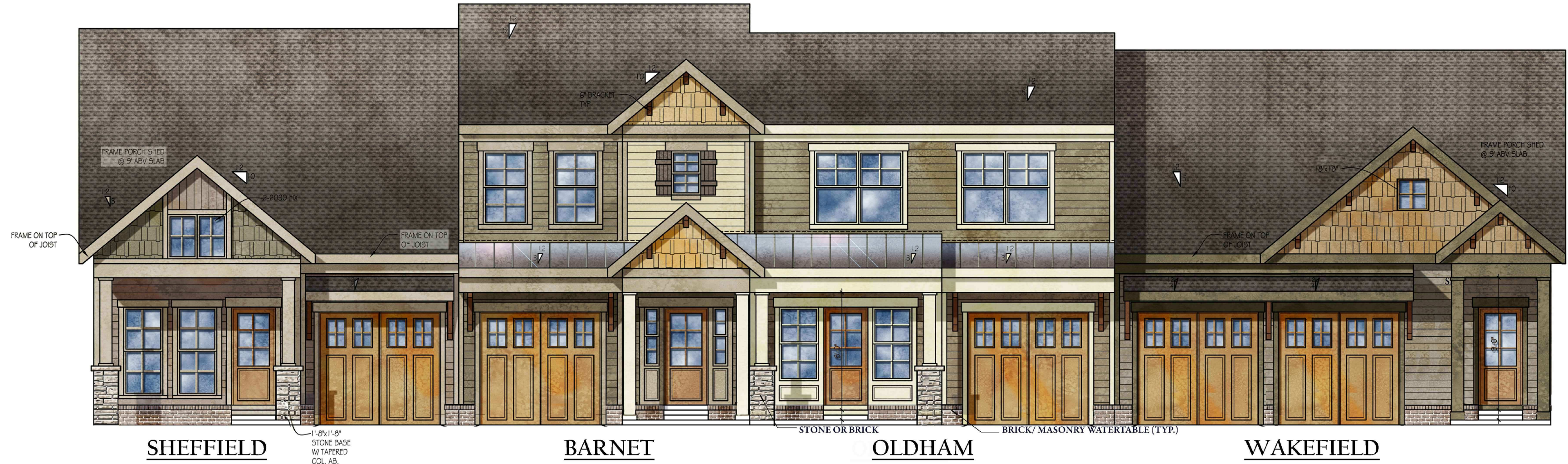
TYPICAL ARCHITECTURE



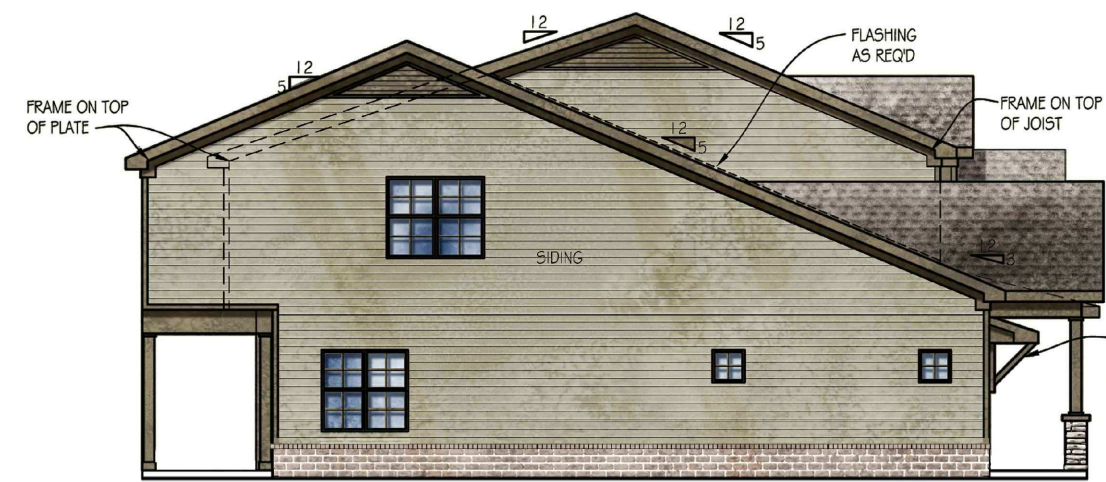
TYPICAL TOWNHOUSE FRONT LOADED
2-4 UNITS

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

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

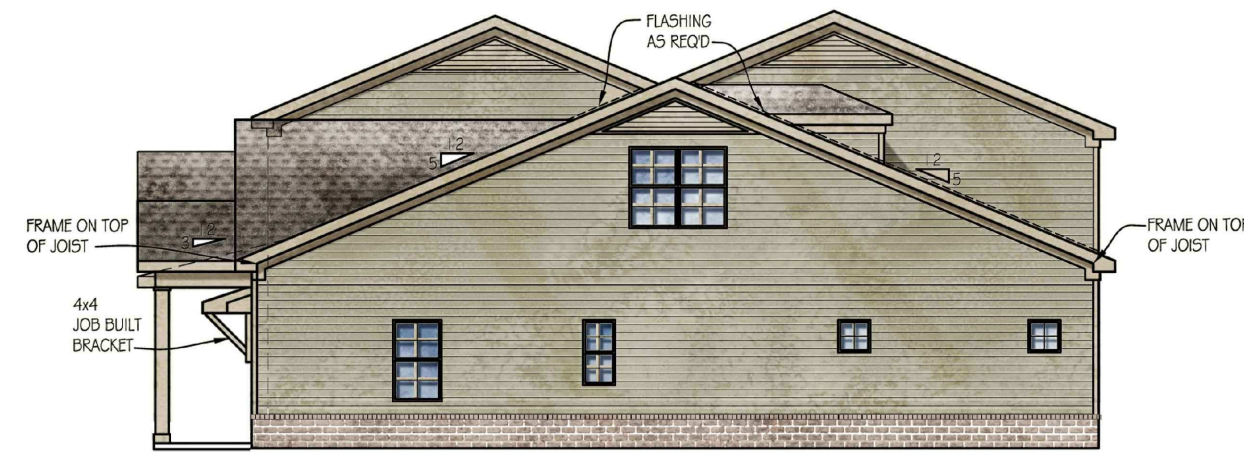


FRONT ELEVATION



LEFT SIDE ELEVATION

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



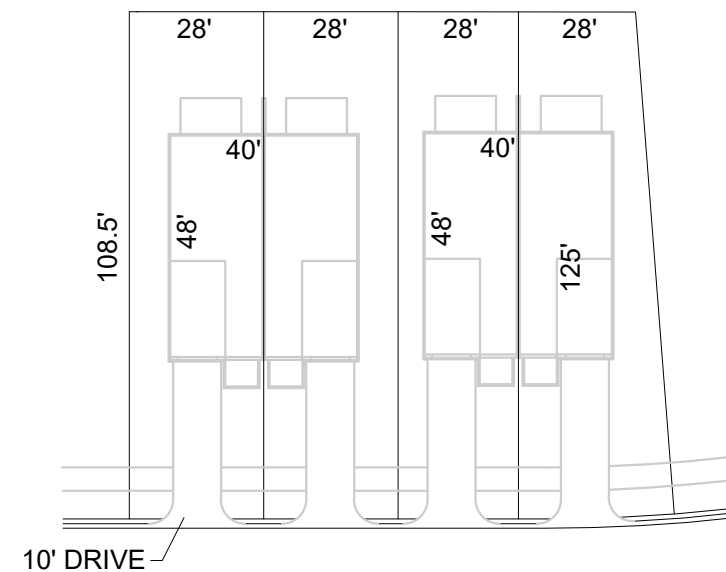
RIGHT SIDE ELEVATION

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

ARCHITECTURAL SERVICES

917 FRANKLIN RD.
BRENTWOOD, TN 37027
p 615.308.5330
marklynn1@hotmail.com
© Mark Lynn Architectural Services

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 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.3

COF 6339

TYPICAL ARCHITECTURE

SIMMONS RIDGE PUD SUBDIVISION

DEVELOPMENT PLAN

REVISION FOUR

OWNER/APPLICANT

SIMMONS RIDGE JOINT VENTURE
JOHN FRANKS
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064
615.567.4420
johnfranks@live.com

CONSULTANT

GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggamble209@gmail.com

SURVEY

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

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.

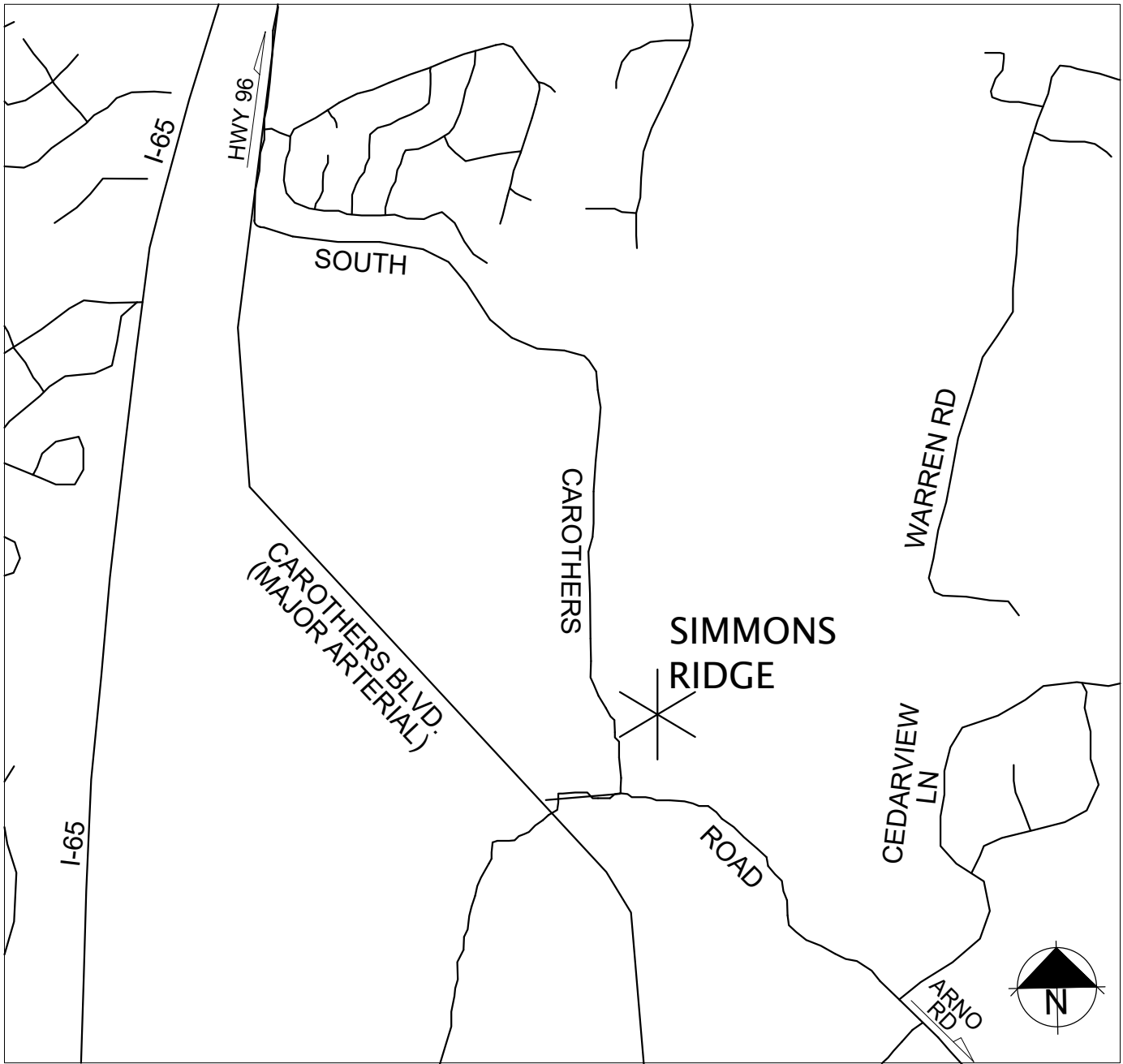
SPECIAL CONDITION

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



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

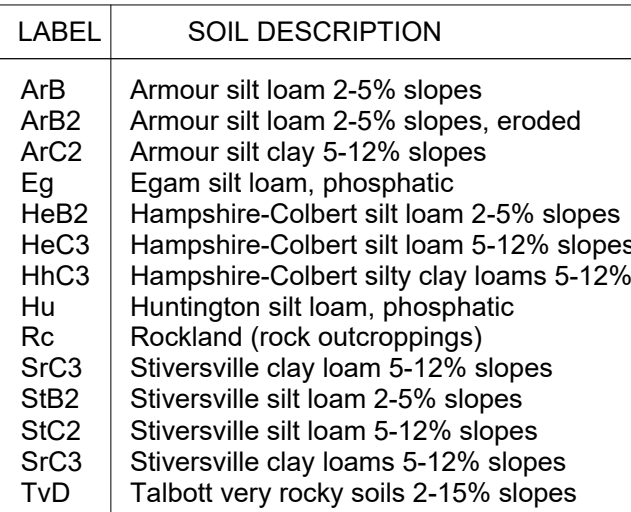
SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
C 1.2	APPROVED DEVELOPMENT PLAN
C 1.3	DEVELOPMENT PLAN COMPARISON
C 2.0	DEVELOPMENT PLAN
C 2.1	PARKING LAYOUT
C 2.2	TYPICAL ARCHITECTURE
C 2.3	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING 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

OVERALL EXISTING CONDITIONS

[illegible]

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	25		86	MAPLE	28	REMOVED
4	OAK	25	REMOVED	87	MAPLE	25	
5	OAK	25	REMOVED	88	MAPLE	30	REMOVED
6	OAK	25	REMOVED	89	MAPLE	46	
7	OAK	30	REMOVED	90	MAPLE	38	REMOVED
8	OAK	35	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	REMOVED, ROW	95	OAK	25	
13	OAK	40	REMOVED	96	HACKBERRY	26	
14	OAK	35	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	25	
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	35	REMOVED	113	POPLAR	30	
31	HACKBERRY	35	REMOVED	114	ELM	30	REMOVED
32	HACKBERRY	35	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	25	
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	REMOVED	126	OAK	36	
44	MAPLE	26	REMOVED	127	OAK	30	
45	ELM	43	REMOVED	128	CHERRY	36	
46	MAPLE	40	REMOVED	129	OAK	36	
47	ELM	46	REMOVED	130	CHERRY	36	
48	OAK	28	REMOVED	131	POPLAR	40	
49	MAPLE	26	REMOVED	132	POPLAR	40	
50	MAPLE	34	REMOVED	133	DOGWOOD	8	REMOVED
51	MAPLE	26	REMOVED	134	POPLAR	10	REMOVED, ROW
52	ELM	25	REMOVED	135	DOGWOOD	8	REMOVED, ROW
53	ASH	26	REMOVED, ROW	136	MAPLE	30	REMOVED, ROW
54	OAK	34	REMOVED	137	MAPLE	28	REMOVED, ROW
55	MAPLE	25	REMOVED	138	POPLAR	28	REMOVED, ROW
56	MAPLE	30	REMOVED	139	POPLAR	24	
57	OAK	28	REMOVED	140	POPLAR	24	
58	MAPLE	25	REMOVED	141	MAPLE	34	
59	OAK	30	REMOVED	142	ASH	25	
60	OAK	25	REMOVED, ROW	143	ASH	25	
61	HACKBERRY	41	REMOVED, ROW	144	ASH	25	
62	OAK	30	REMOVED	145	ASH	25	
63	OAK	25	REMOVED	146	ASH	25	
64	OAK	25	REMOVED	147	ASH	25	
65	OAK	30	REMOVED	148	OAK	36	
66	OAK	30	REMOVED	149	OAK	40	
67	OAK	36	REMOVED	150	POPLAR	26	
68	OAK	36	REMOVED	151	POPLAR	24	
69	OAK	30	REMOVED	152	OAK	46	
70	OAK	26	REMOVED	153	OAK	25	REMOVED
71	OAK	25	REMOVED	154	OAK	30	REMOVED
72	OAK	25	REMOVED	155	OAK	30	REMOVED
73	OAK	25	REMOVED	156	MAPLE	38	REMOVED
74	OAK	36	REMOVED, ROW	157	OAK	36	REMOVED
75	OAK	30	REMOVED, ROW	158	OAK	25	REMOVED
76	OAK	46	REMOVED, ROW	159	HICKORY	25	REMOVED, ROW
77	OAK	36	REMOVED	160	OAK	28	REMOVED, ROW
78	DOGWOOD	8	REMOVED	161	OAK	28	
79	ELM	26	REMOVED	162	OAK	36	
80	IRON PIN	25	REMOVED	163	OAK	36	
81	OAK	26	REMOVED	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:

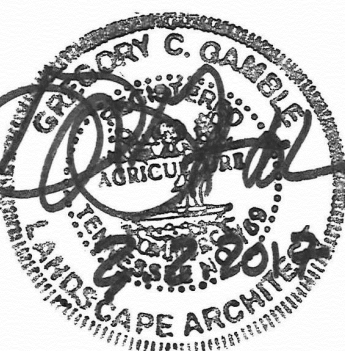
Drawing Notes:



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

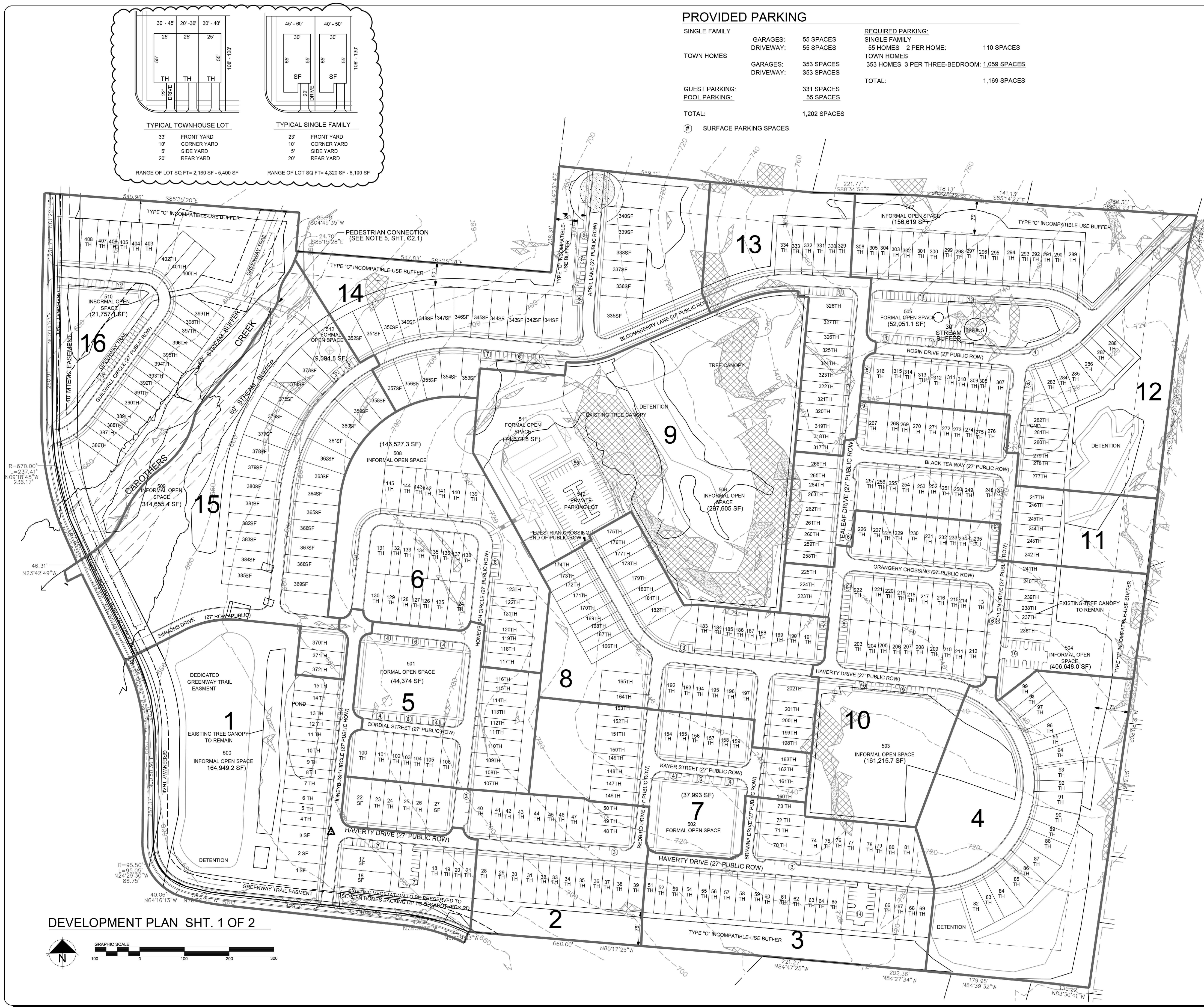


GAMBLE DESIGN COLLABORATIVE
444 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

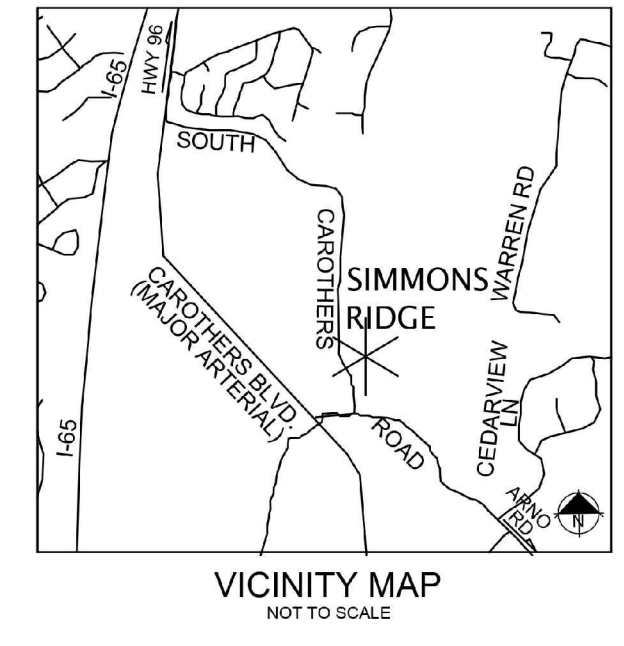
ENLARGED
EXISTING
CONDITIONS

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:	MISSISSIPPI
CIVIL DISTRICT:	14B
MAP GROUP, PARCEL NUMBER:	MAP 89, PARCEL 37
EXISTING ZONING:	RESIDENTIAL VARIETY (RV)
PROPOSED ZONING:	RESIDENTIAL VARIETY (RV)
CHARACTER AREA OVERLAY:	CONVENTIONAL
APPLICABLE DEVELOPMENT STD:	65.67 ACRES
TOTAL AC:	3,862.46 SF
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	236 NOAH DRIVE
CONTACT:	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.1312
EMAIL ADDRESS:	simmonsridge@gmail.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
OFFICE PHONE:	SUITE 230
EMAIL ADDRESS:	FRANKLIN, TN 37064
DRAINAGE BASIN:	615.975.5765
DWELLING UNITS:	greggambledesign@gmail.com
ORIGINAL PUD PLAN:	HARPER RIVER
2009 PUD PLAN:	155 SINGLE FAMILY DETACHED HOMES
REVISION 2 - PUD PLAN:	240 SINGLE FAMILY DETACHED HOMES
PROPOSED - PUD PLAN:	408 TOTAL HOMES
BUILDING SQUARE FOOTAGE:	90 SINGLE FAMILY
BUILDING HEIGHT:	318 TOWN HOMES
FLOOR AREA RATIO OF SITE:	408 TOTAL HOMES
MINIMUM LANDSCAPE SURFACE RATIO:	55 SINGLE FAMILY
PROVIDED LANDSCAPE SURFACE RATIO:	353 TOWN HOMES
MINIMUM PARKING REQUIREMENT:	
ATTACHED HOMES:	1 BEDROOM HOME - 1.25 SPACES
2 BEDROOM HOME - 2.5 SPACES	
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% (13.36 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
greggambledesign@gmail.com

SHEET #
C 2.0
OF 16

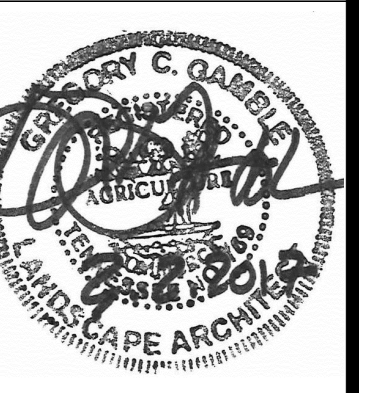
APPROVED DEVELOPMENT PLAN REVISION 3
NOT TO SCALE

Revisions:

Drawing Notes:



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



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@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



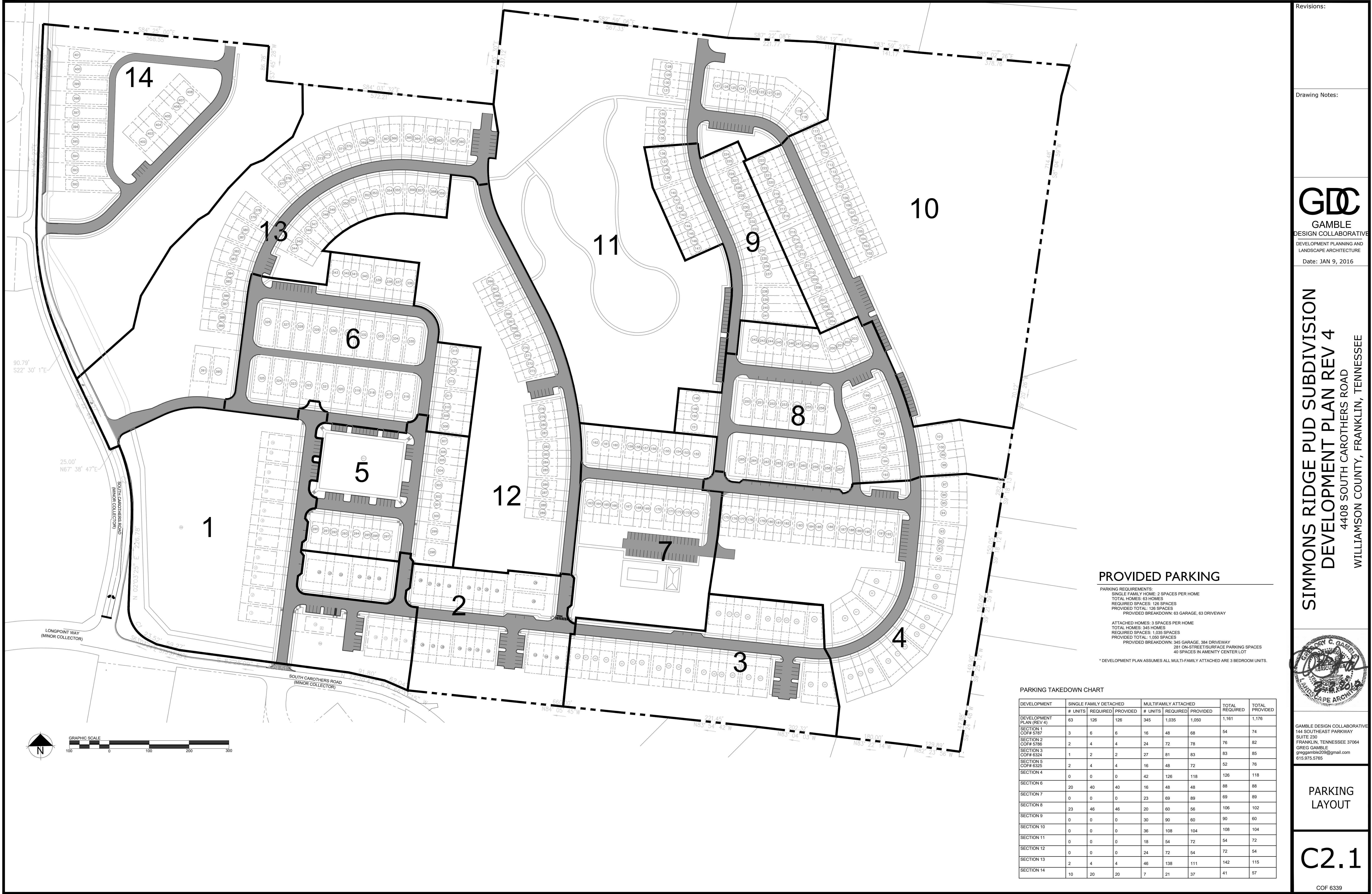
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

DEVELOPMENT
PLAN
COMPARISON

C1.3

COF 6339





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

PARKING
LAYOUT

C2.1

COF 6339

Revisions:

Drawing Notes:

TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

ARCHITECTURAL SERVICES
917 FRANKLIN RD.
BRENTWOOD, TN 37027
p 615.308.5330
marklynn1@hotmail.com
© Mark Lynn Architectural Services

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

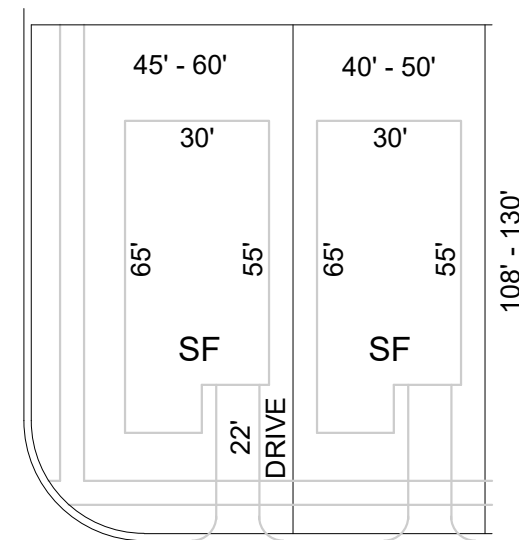
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.2

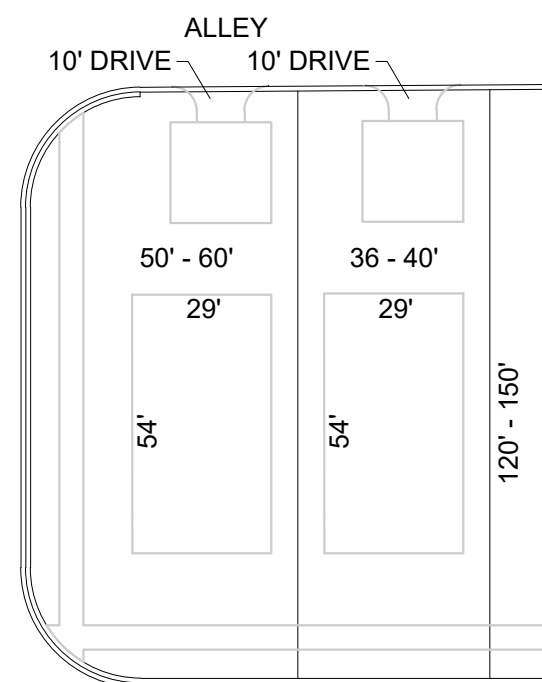
COF 6339



TYPICAL SINGLE FAMILY

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

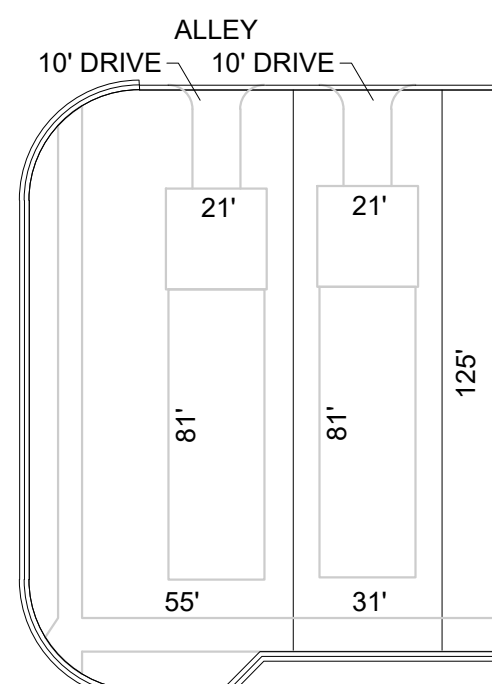
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



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

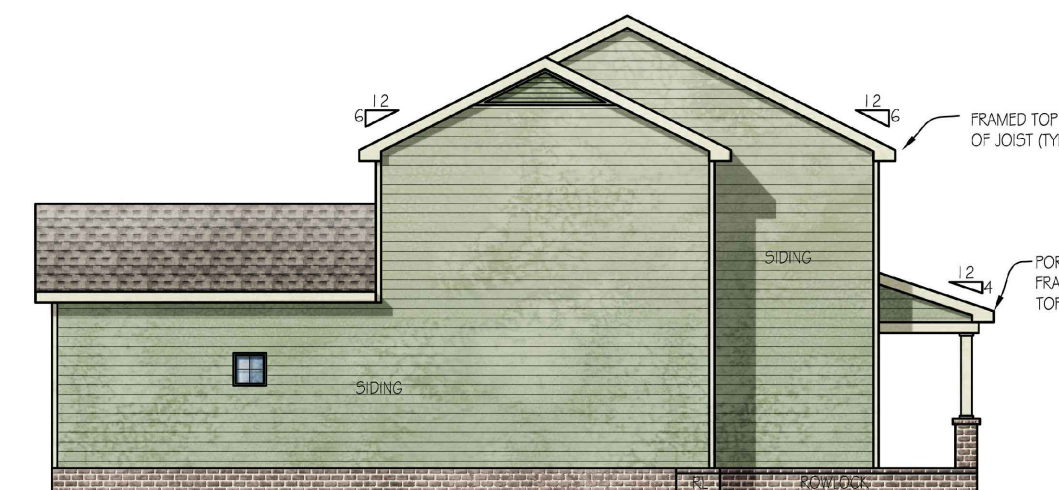
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

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



FRONT ELEVATION

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



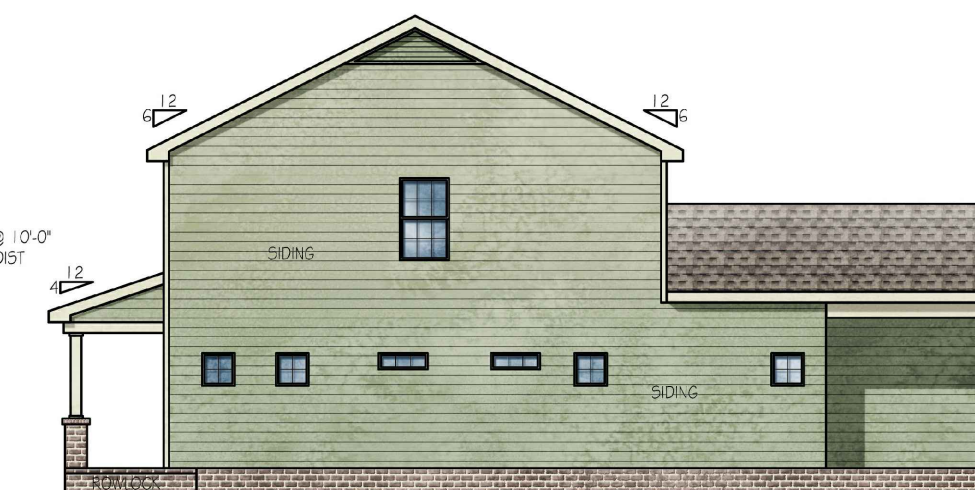
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

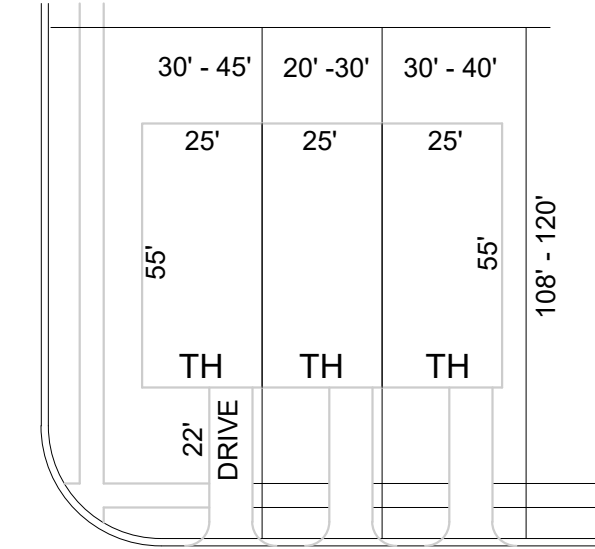
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

Bou Johnson

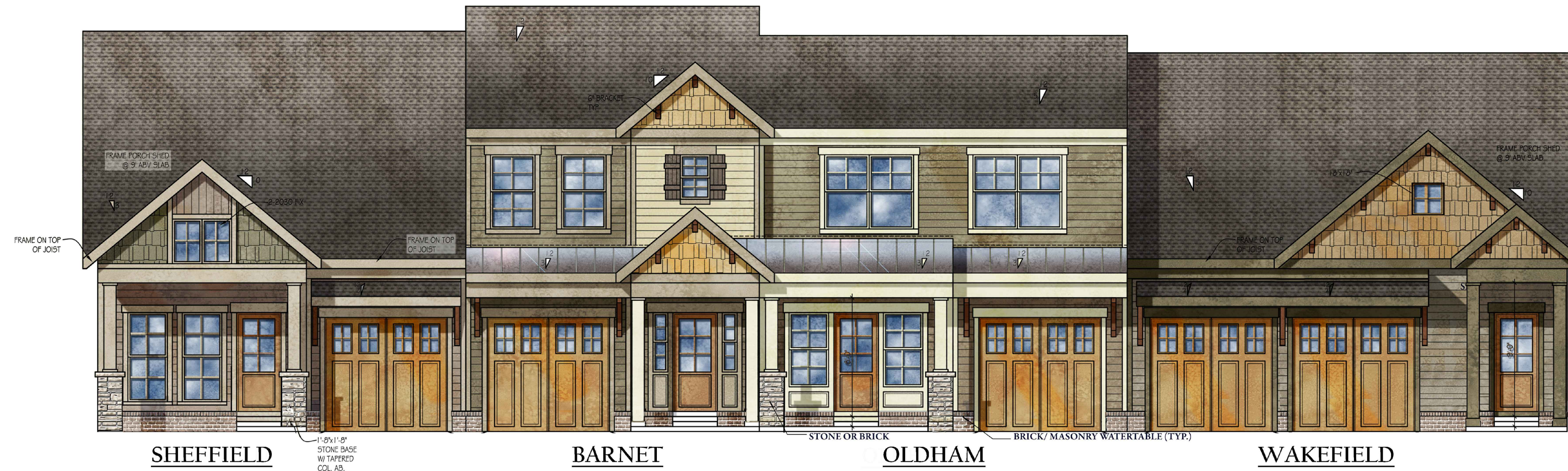
TYPICAL ARCHITECTURE



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

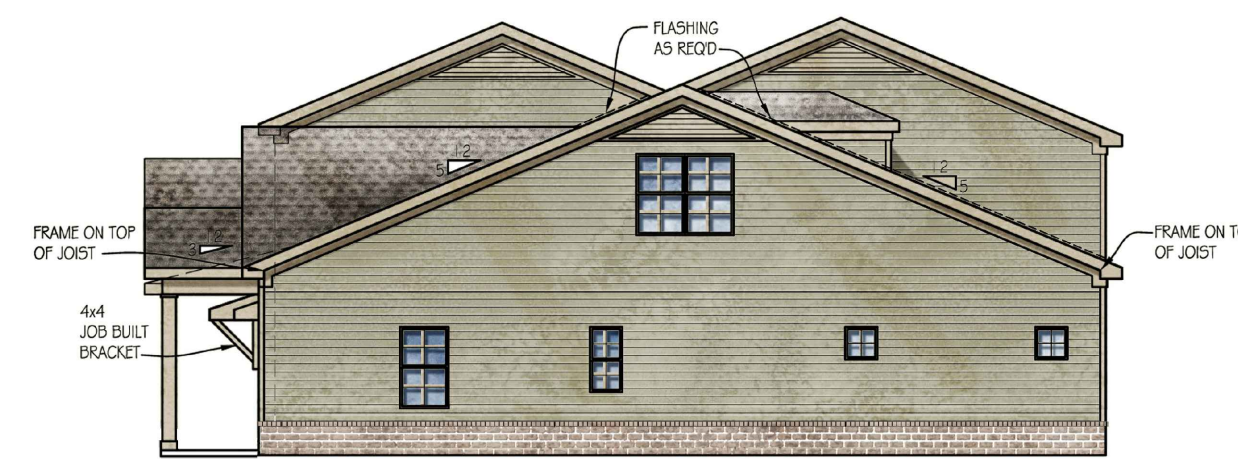


FRONT ELEVATION



LEFT SIDE ELEVATION

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



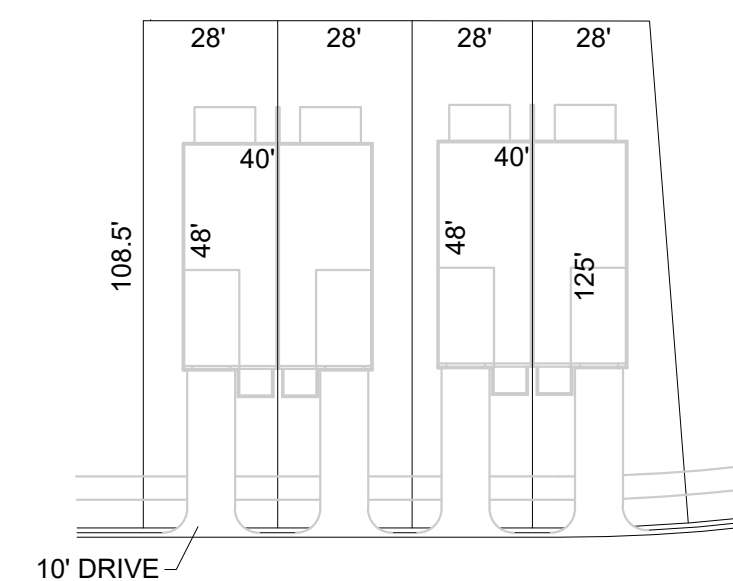
RIGHT SIDE ELEVATION

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

ARCHITECTURAL SERVICES

917 FRANKLIN RD.
BRENTWOOD, TN 37027
p 615.308.5330
marklynn1@hotmail.com
© Mark Lynn Architectural Services

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

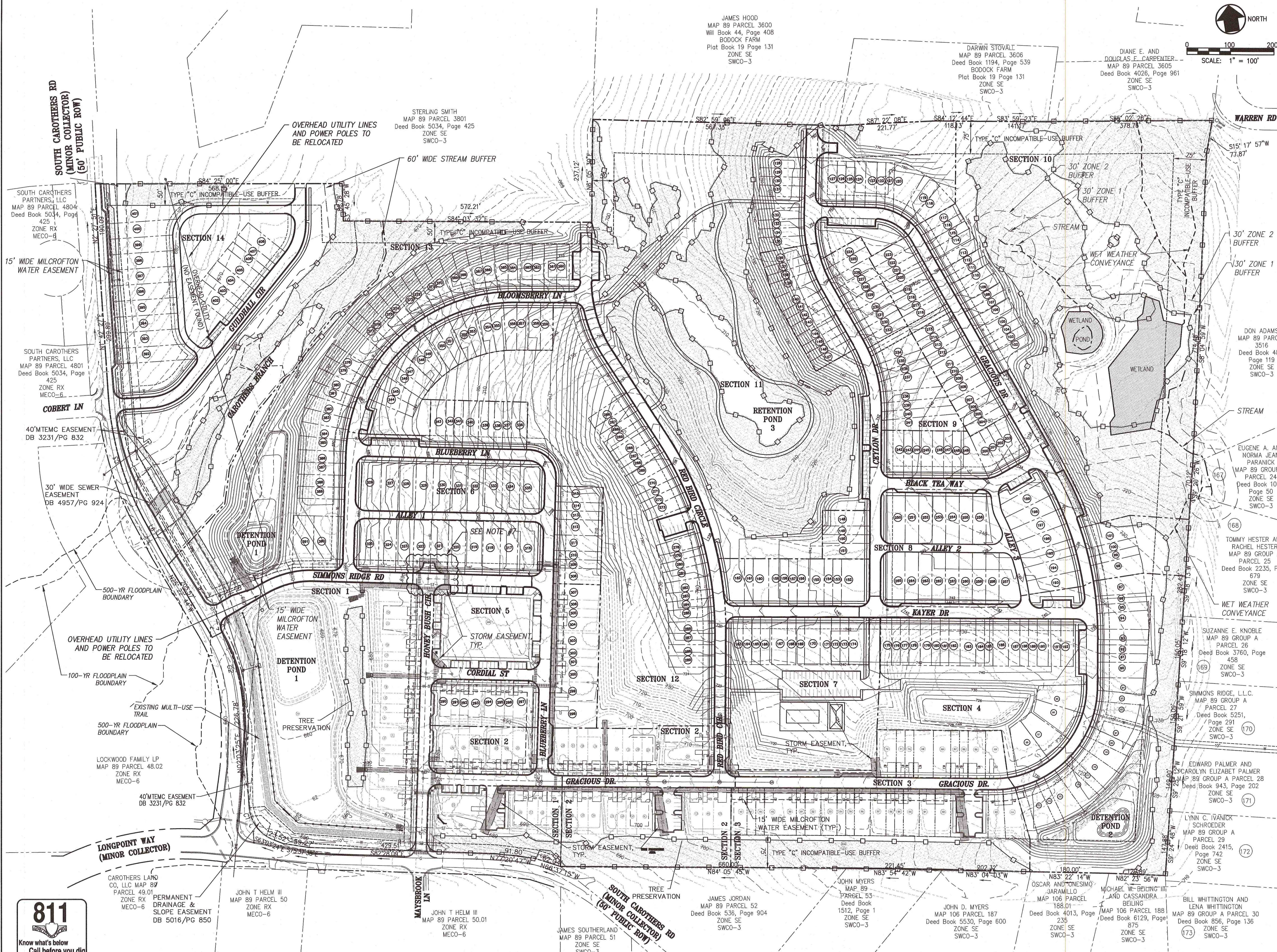
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

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

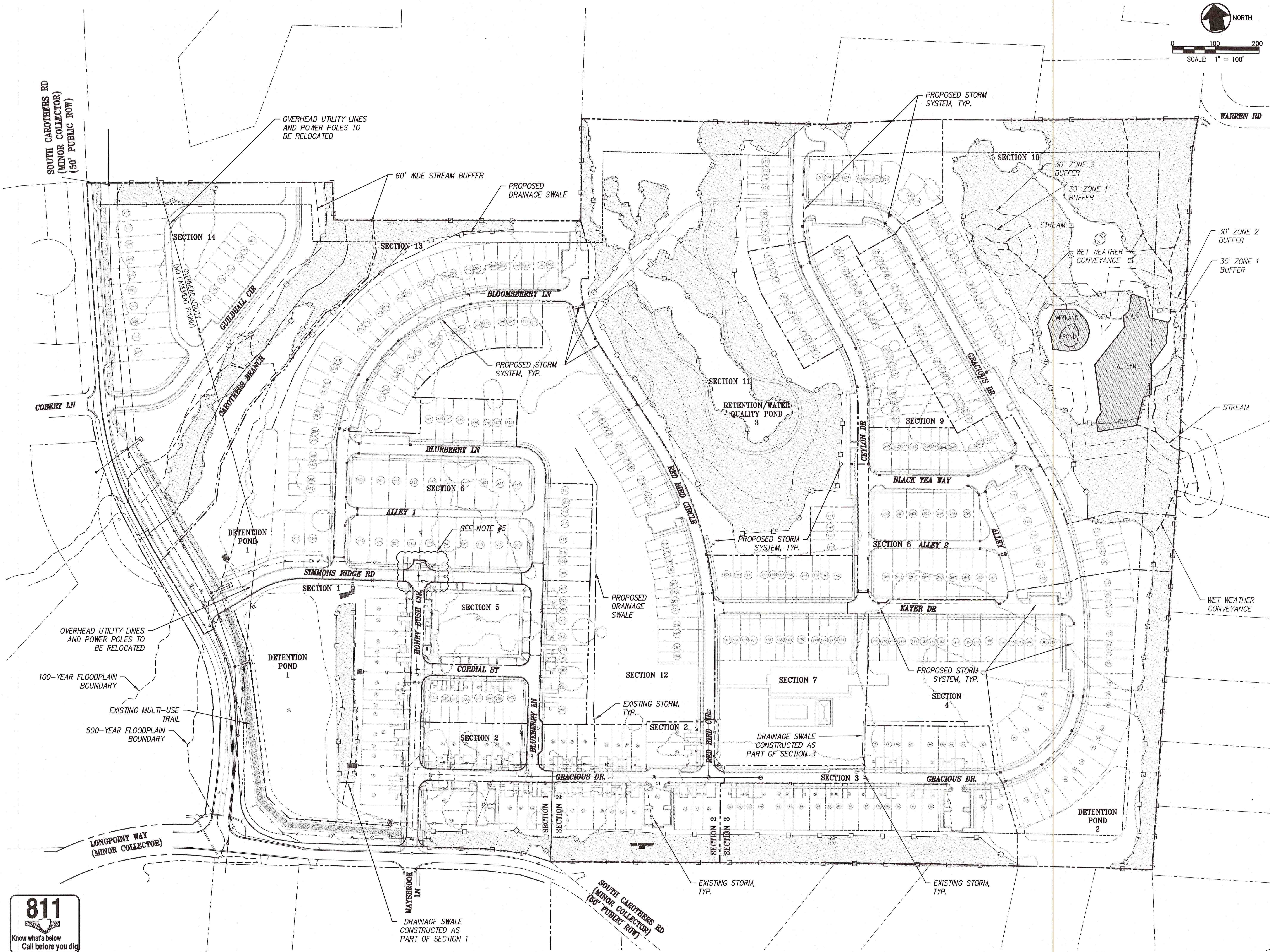
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

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

OVERALL GRADING & DRAINAGE PLAN

CCT PROJECT NO. 01130-0002	
DRAWING DATE	JANUARY 09, 2017
P.I.C.	WHC
C.R.	
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

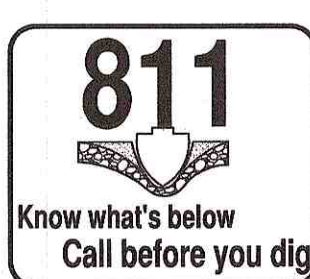
CANNON & CANNON INC
CONSULTING ENGINEERS • FIELD SURVEYORS
TEL 615.373.8005
WWW.CANNON-CANNON.COM
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

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**

	CCI 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

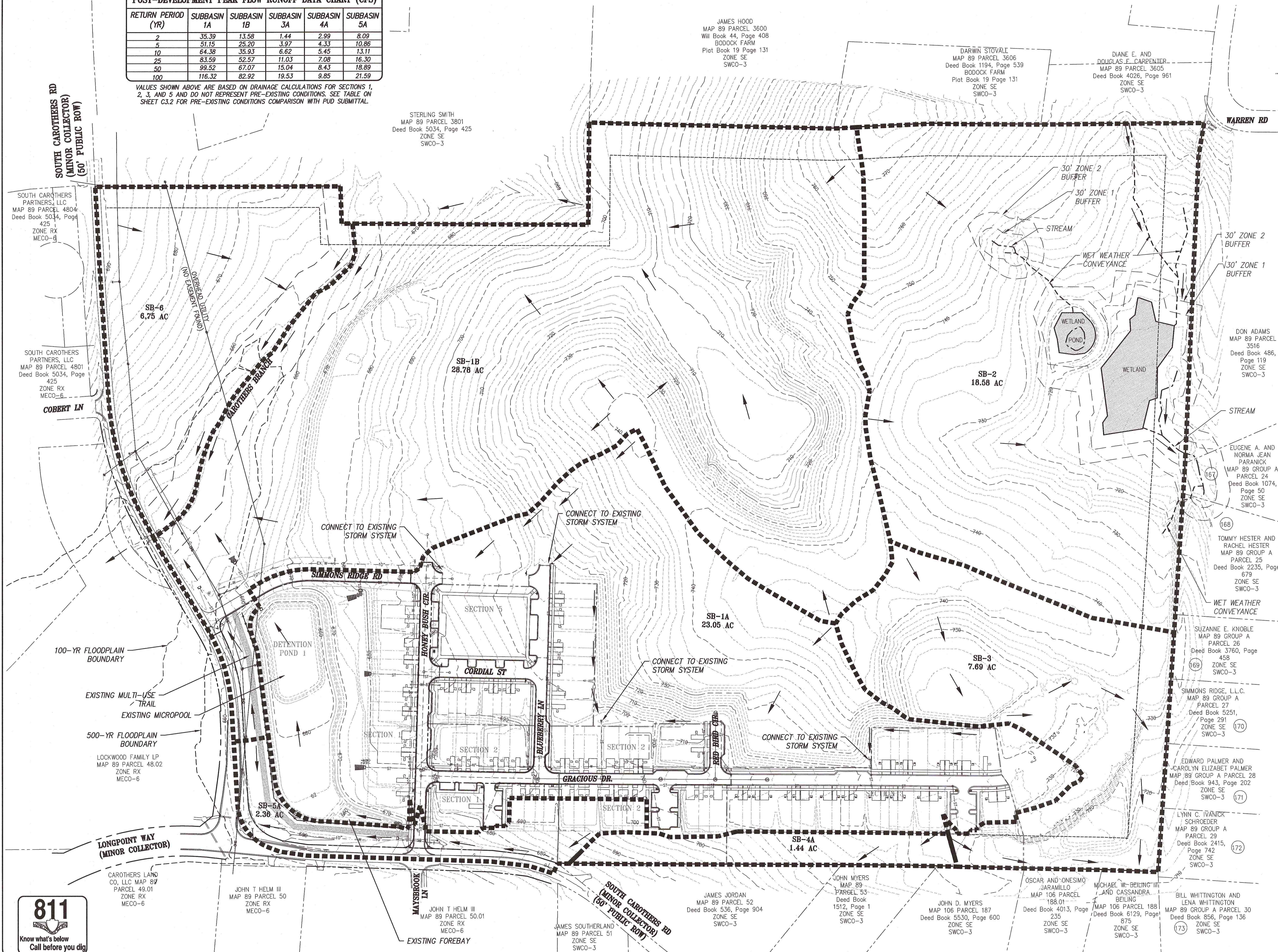
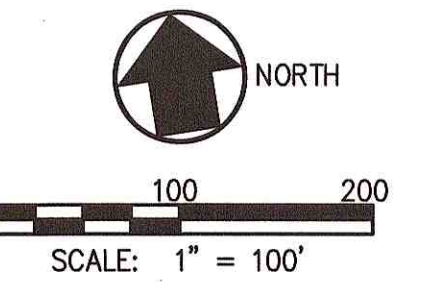
VALUES SHOWN ABOVE ARE BASED ON DRAINAGE CALCULATIONS FOR SECTIONS 1, 2, 3, AND 5 AND DO NOT REPRESENT PRE-EXISTING CONDITIONS. SEE TABLE ON SHEET C3.2 FOR PRE-EXISTING CONDITIONS COMPARISON WITH PUD SUBMITTAL.

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

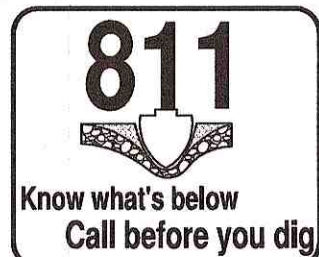


- NOTES:**
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 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

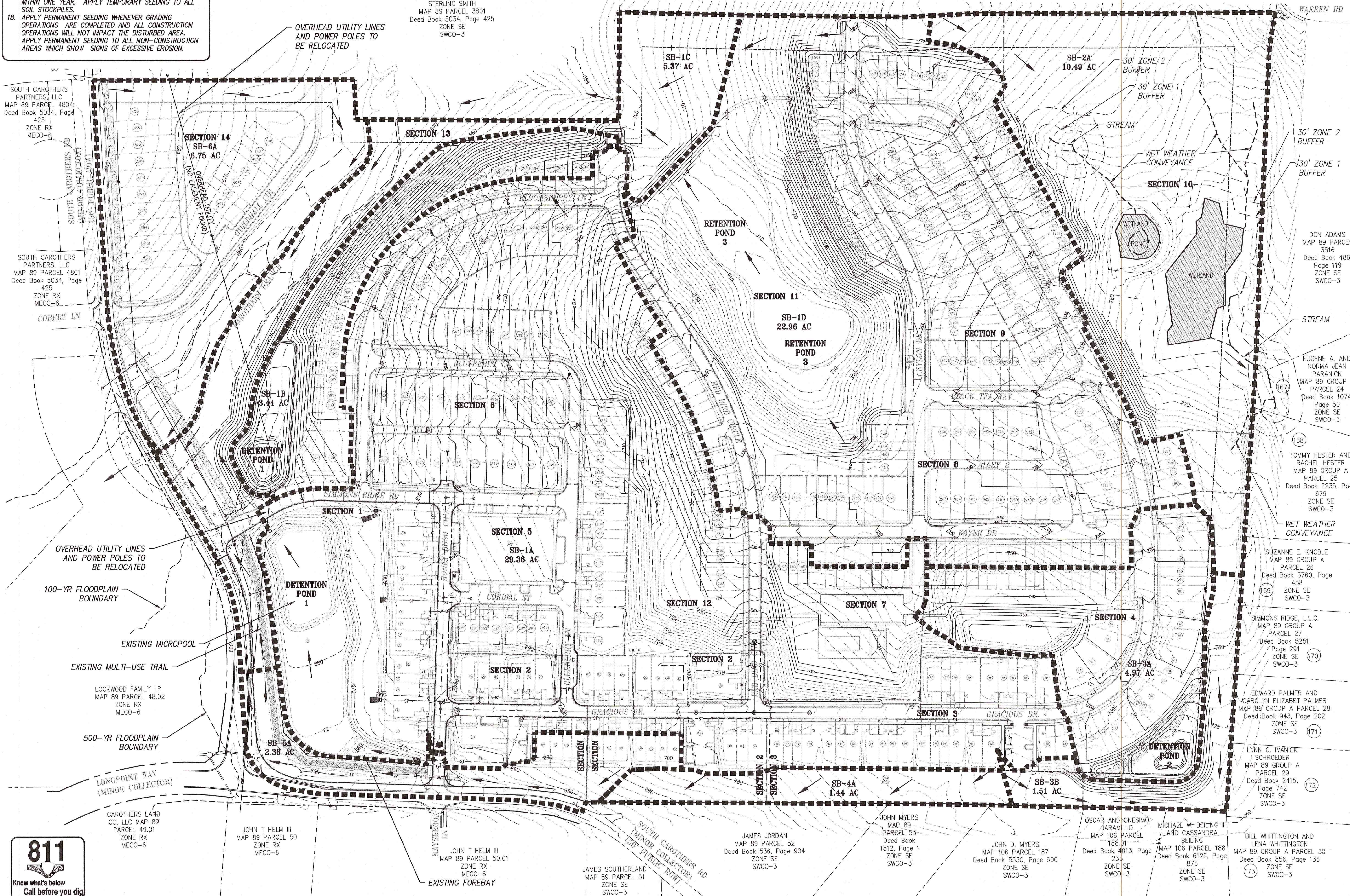
VALUES SHOWN ABOVE ARE BASED ON PRELIMINARY MASTER DRAINAGE CALCULATIONS FOR THE PURPOSE OF THIS SUBMITTAL. FINAL DRAINAGE CALCULATIONS WILL BE PROVIDED FOR EACH SECTION AS DEVELOPED AND SUBMITTED FOR APPROVAL.

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

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

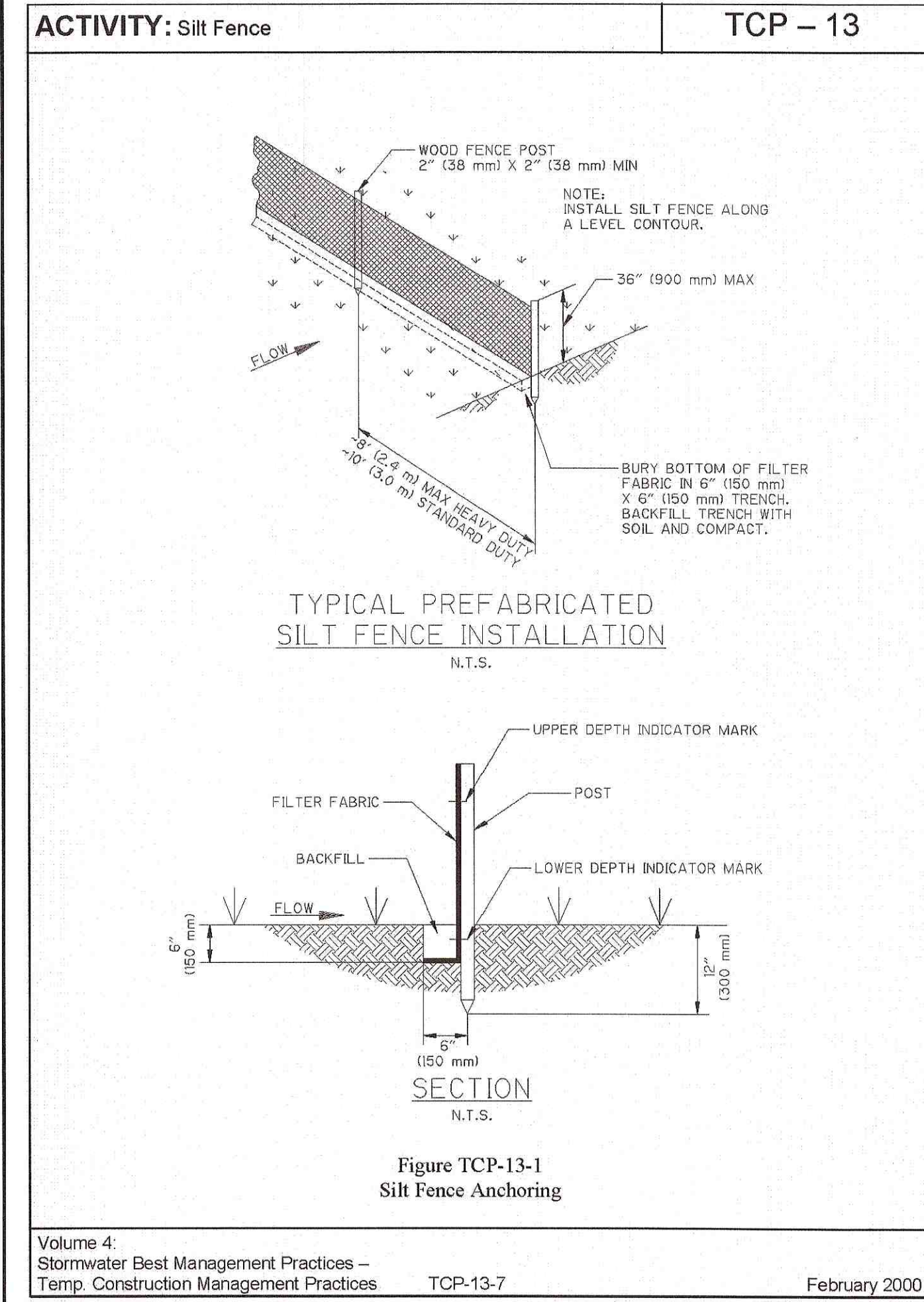
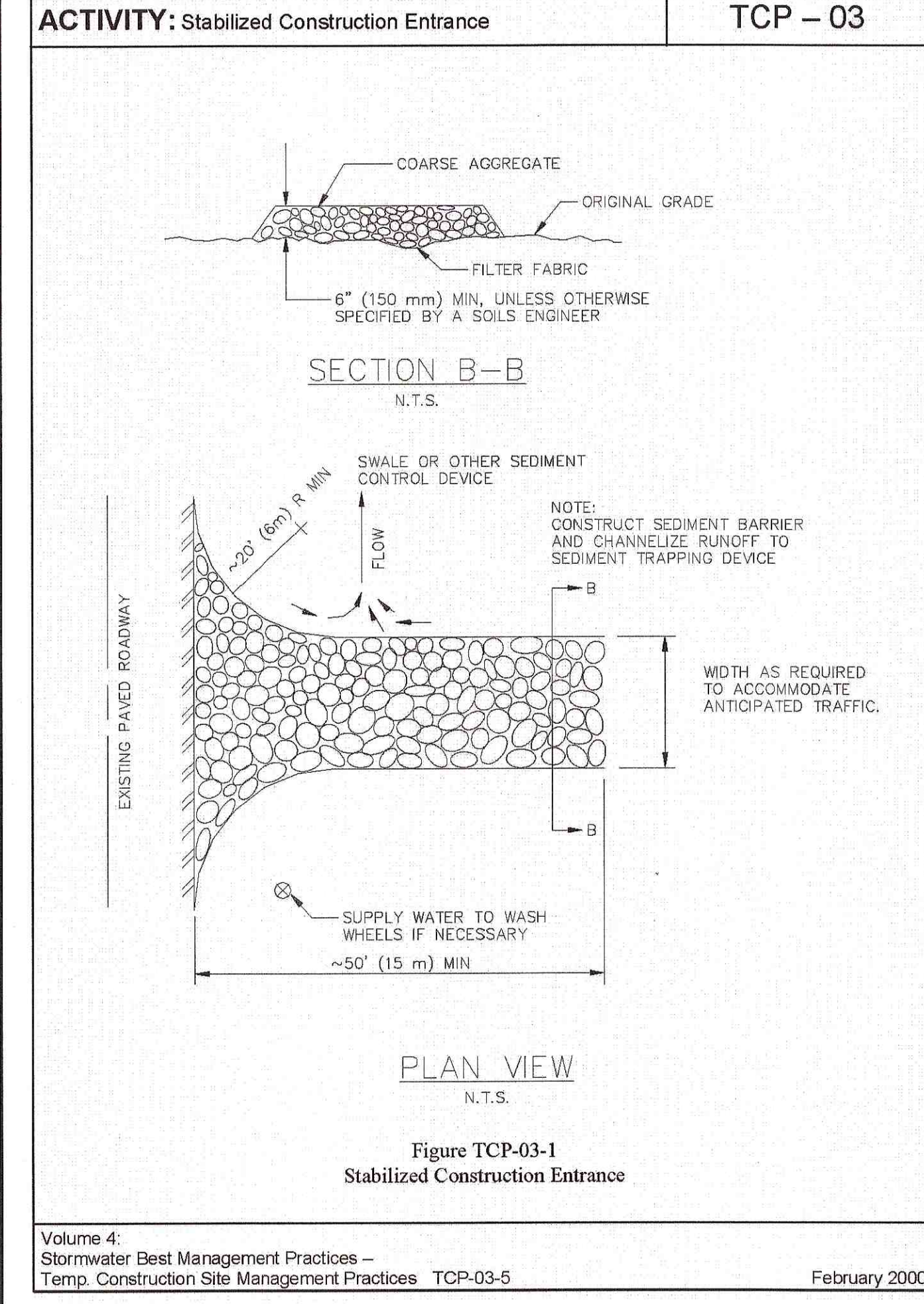
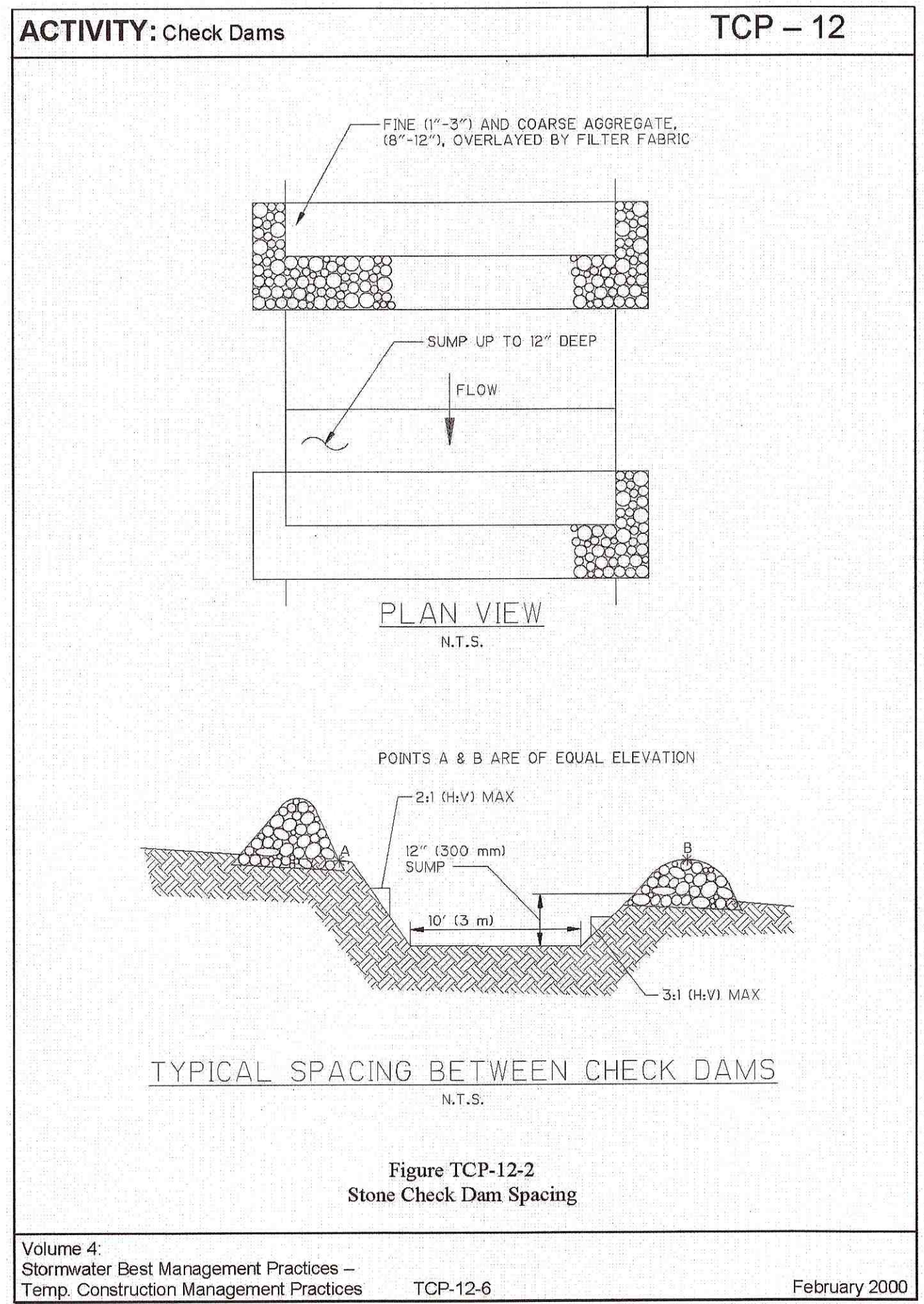
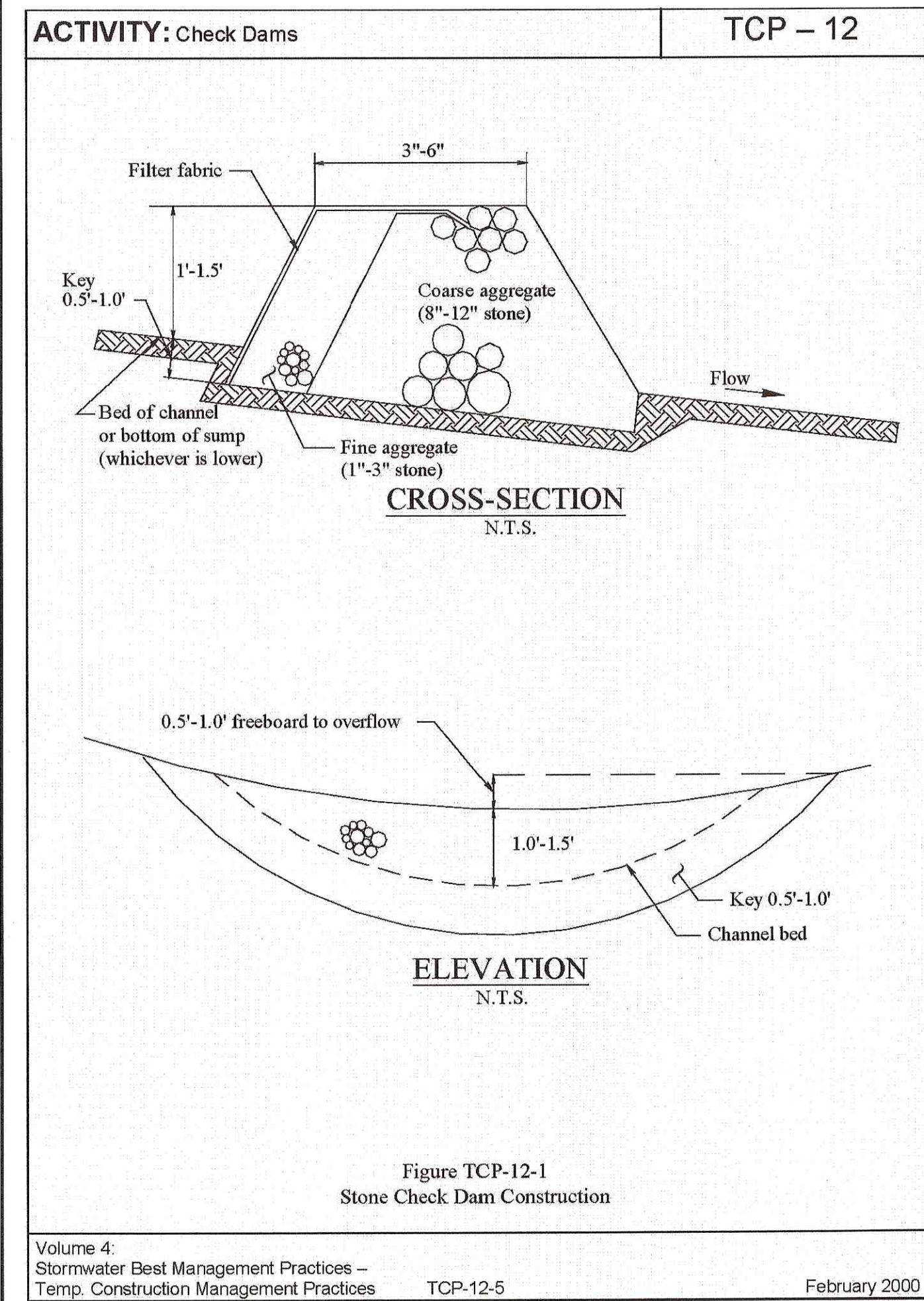
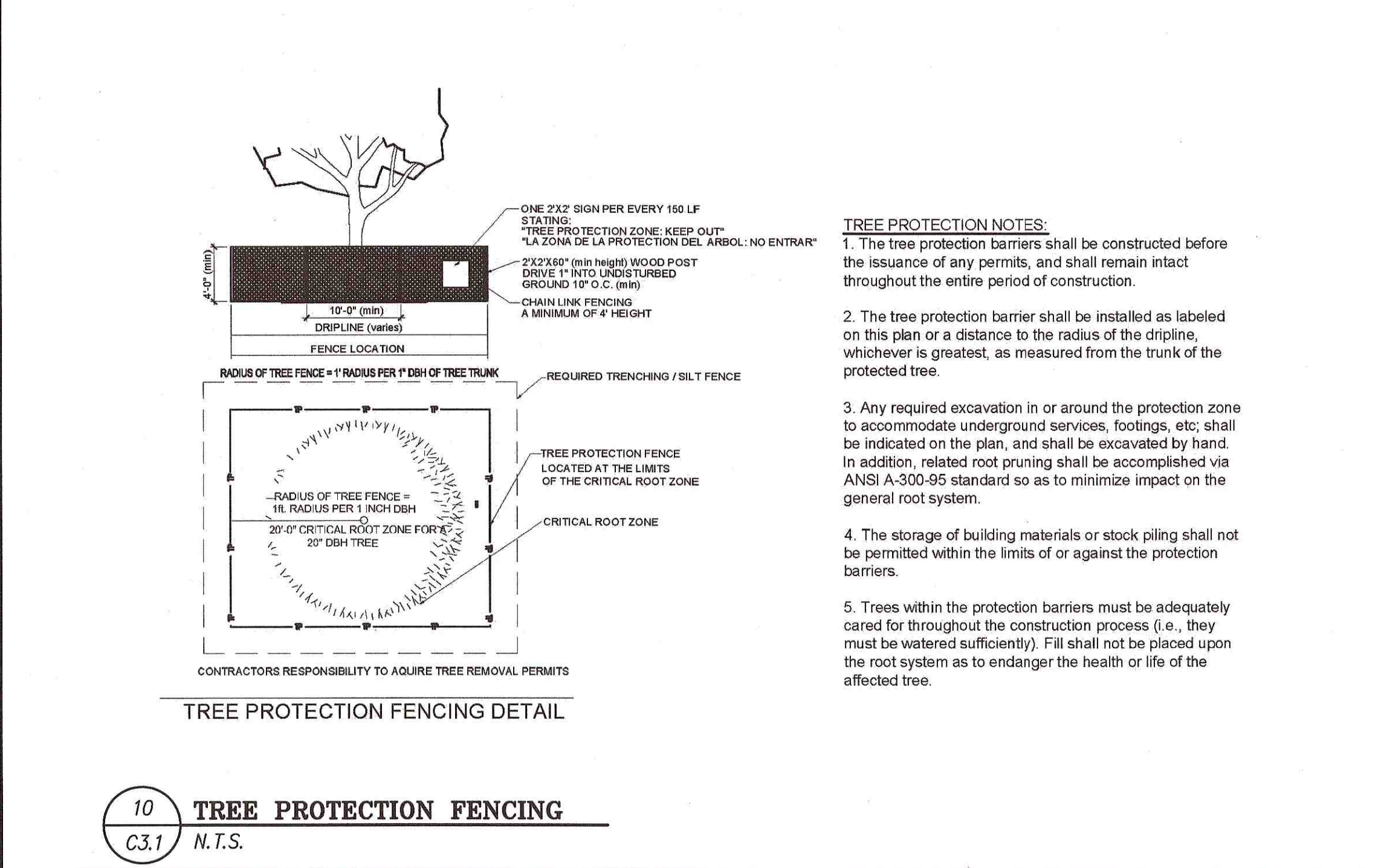
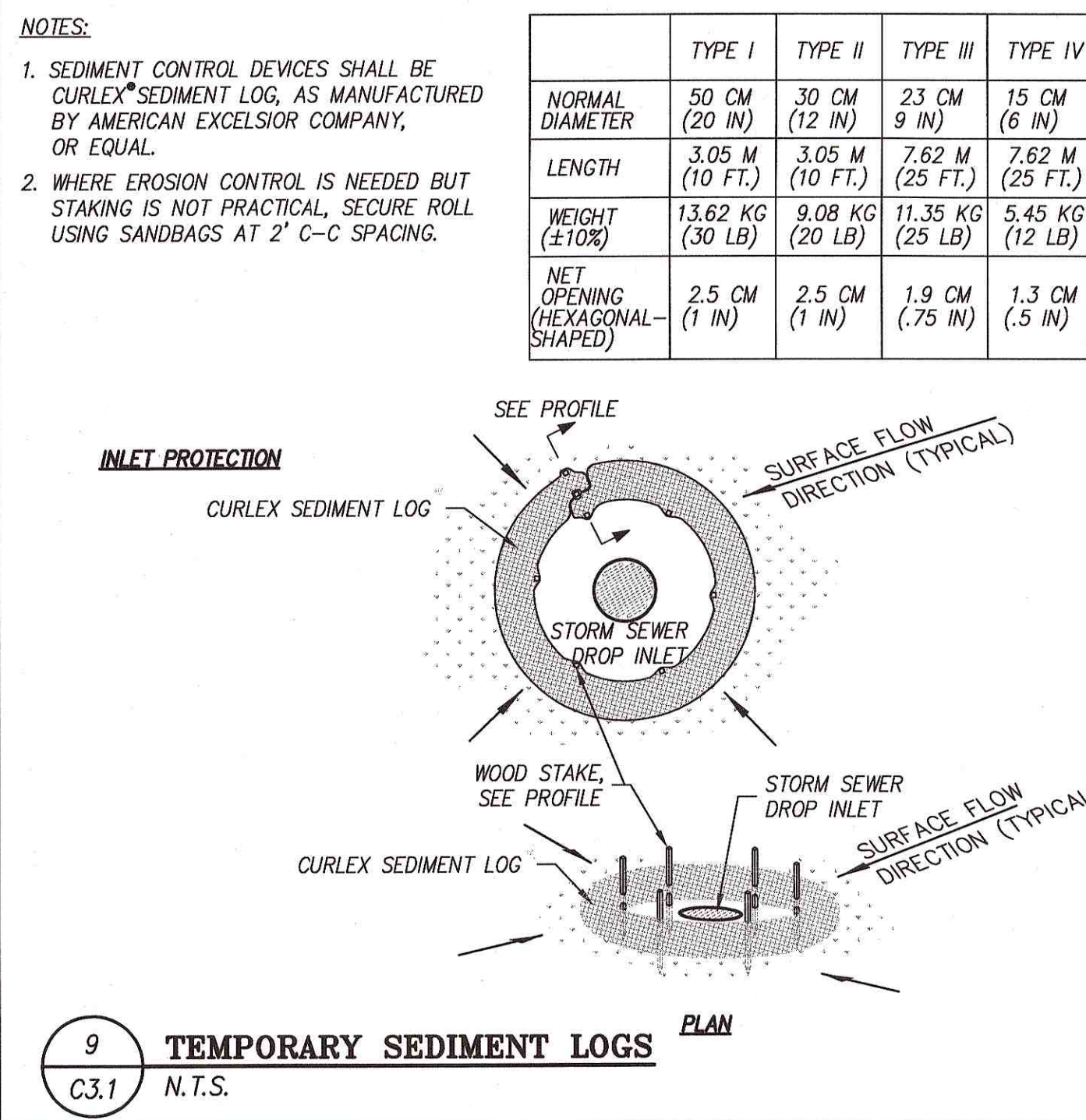
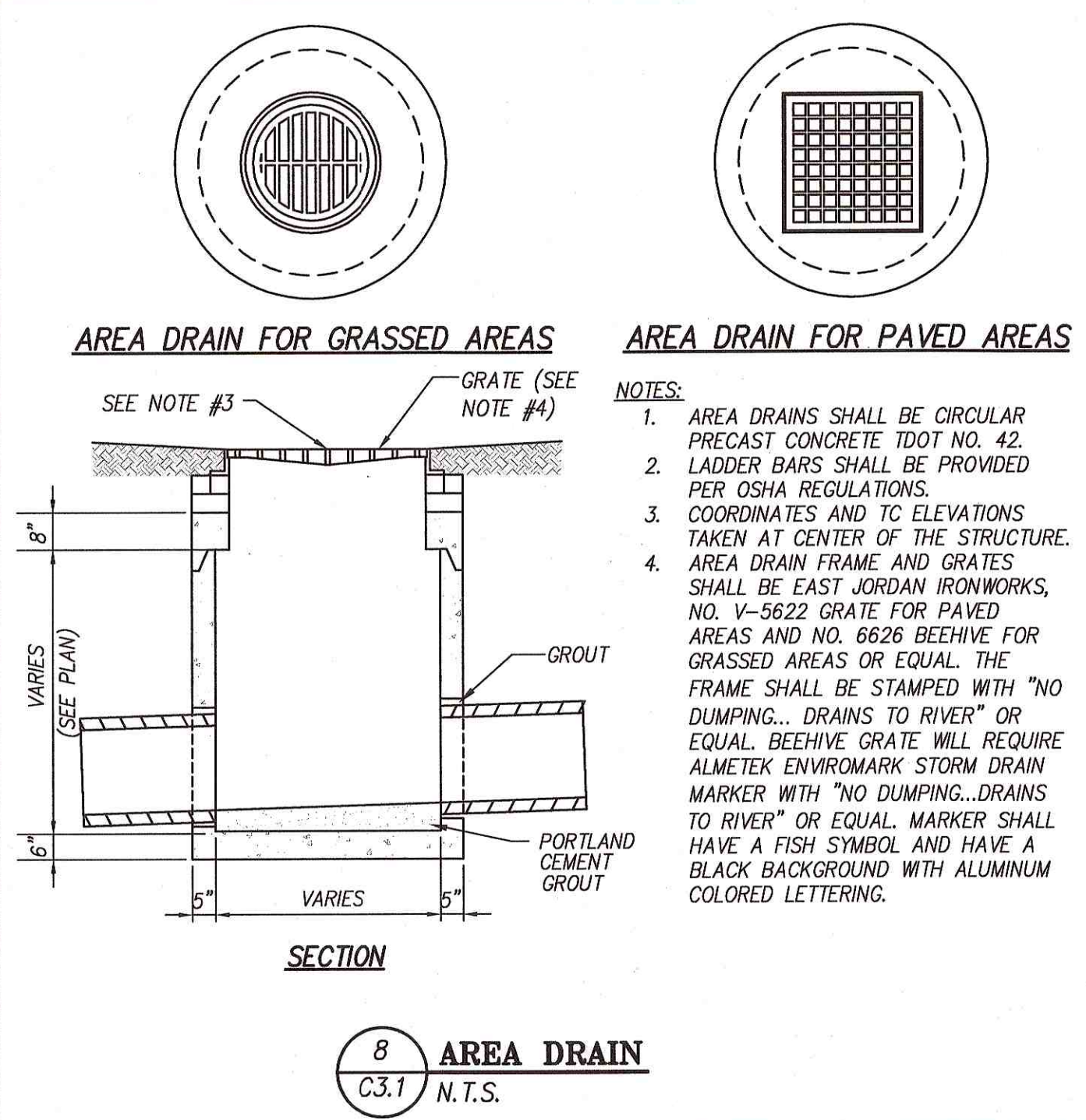
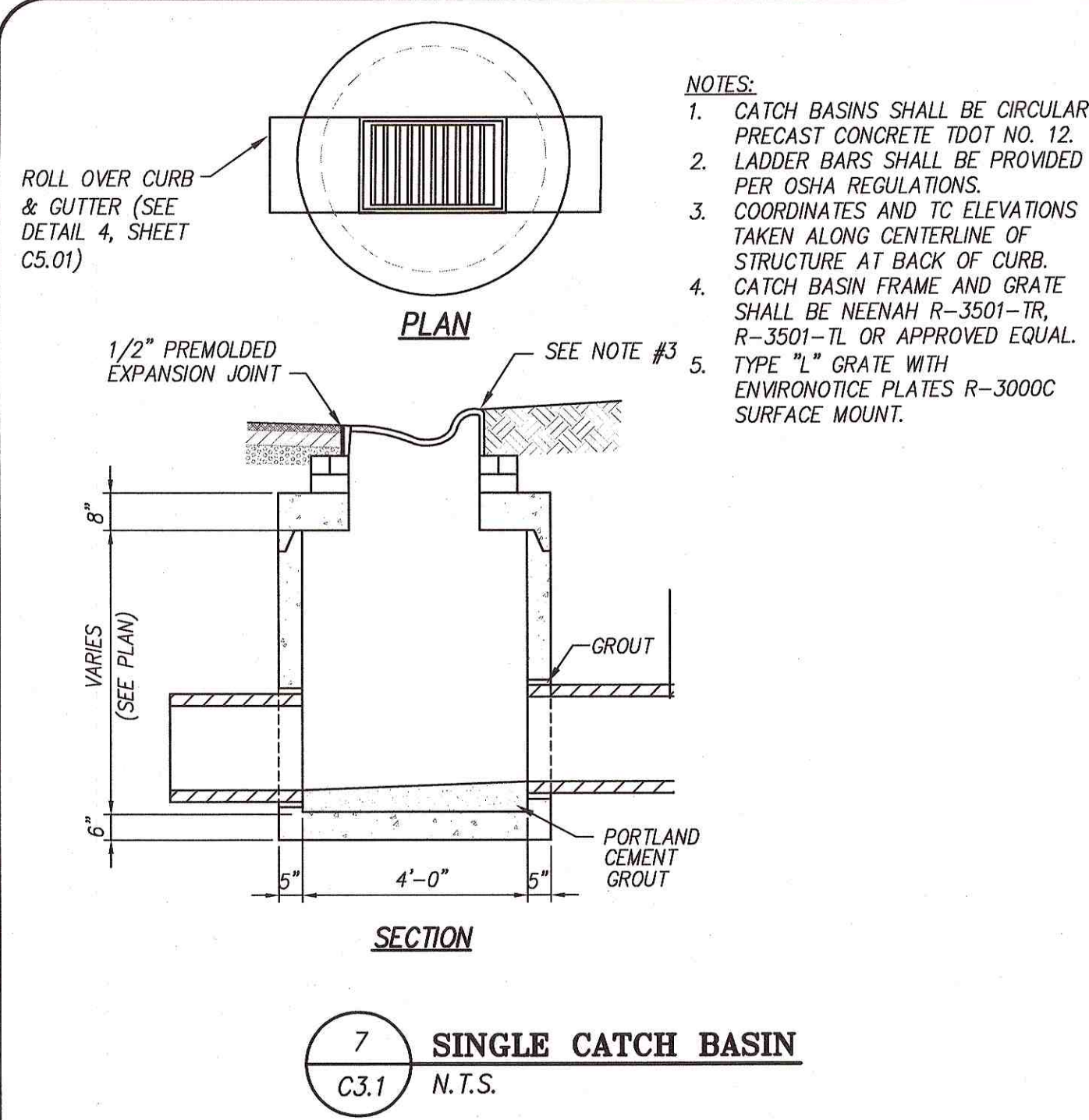
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 571
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

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

OVERALL
PROPOSED DRAINAGE BASIN

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

C3.3
COF #6339

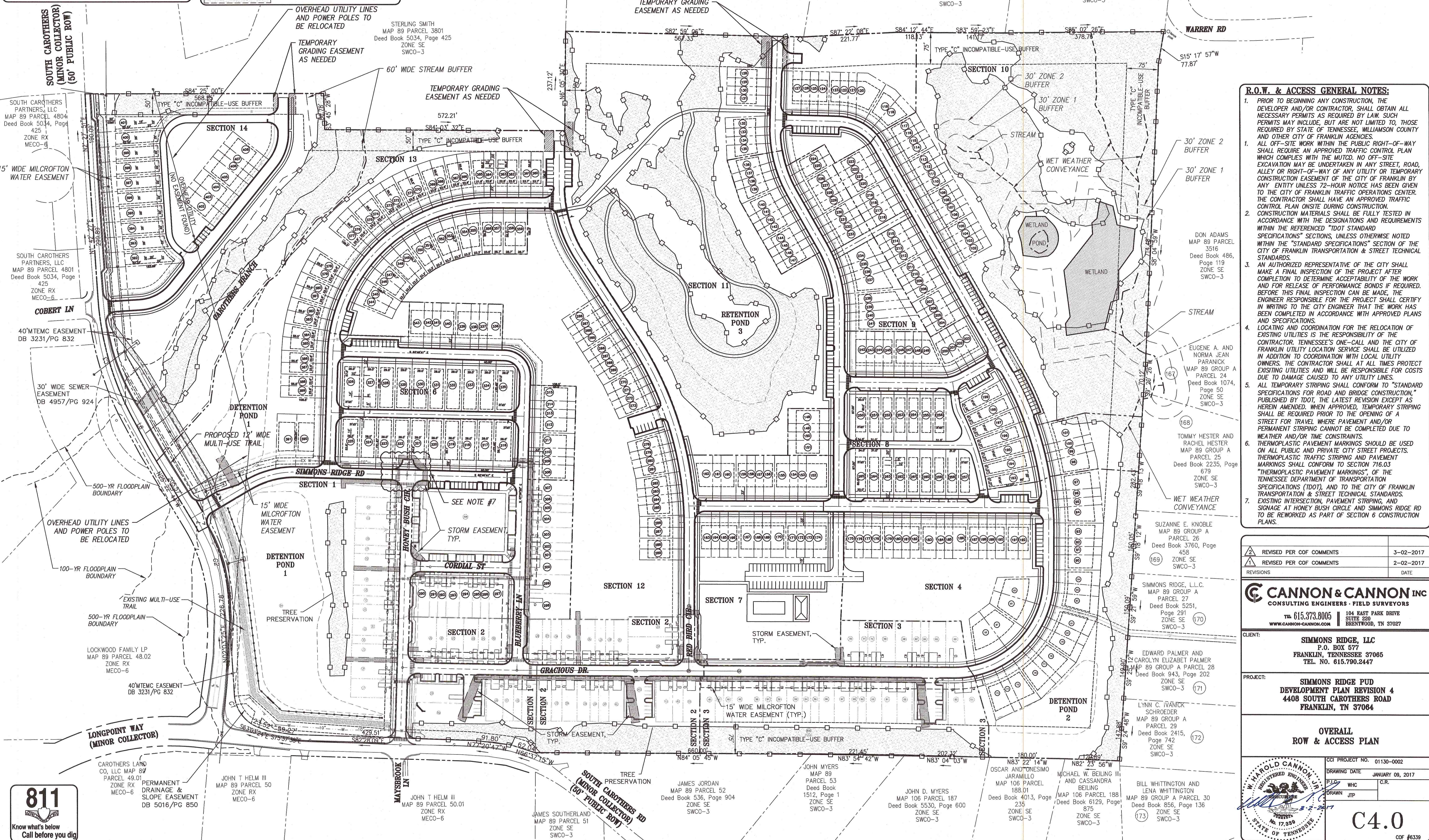


GENERAL SITE NOTES:

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.

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

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

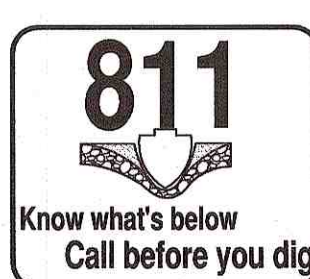
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

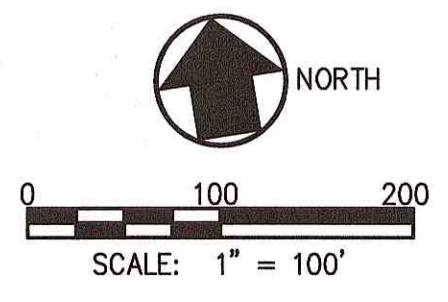
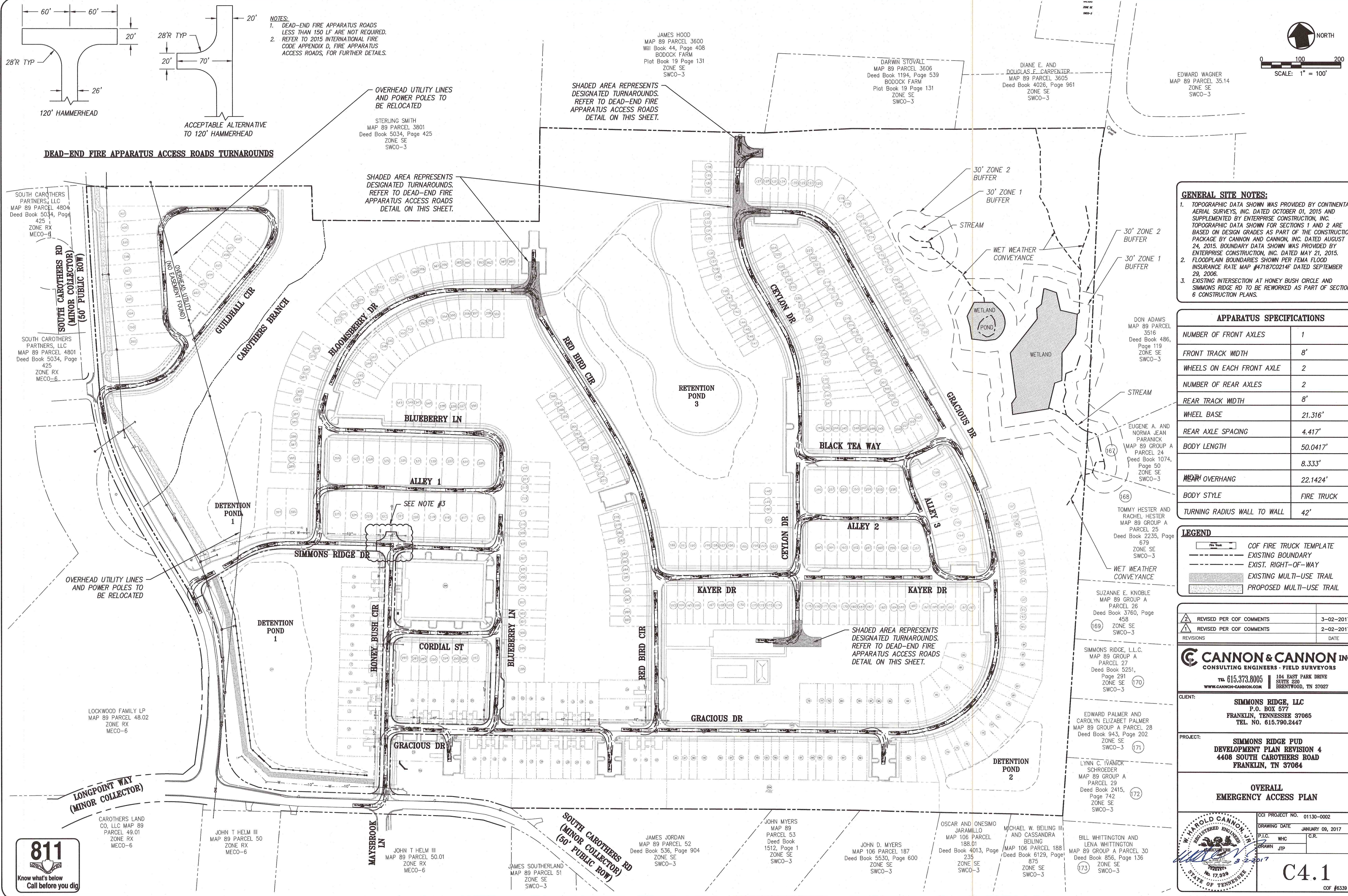
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL ROW & ACCESS PLAN

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

C4.0
C4.0
C4.0





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.

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

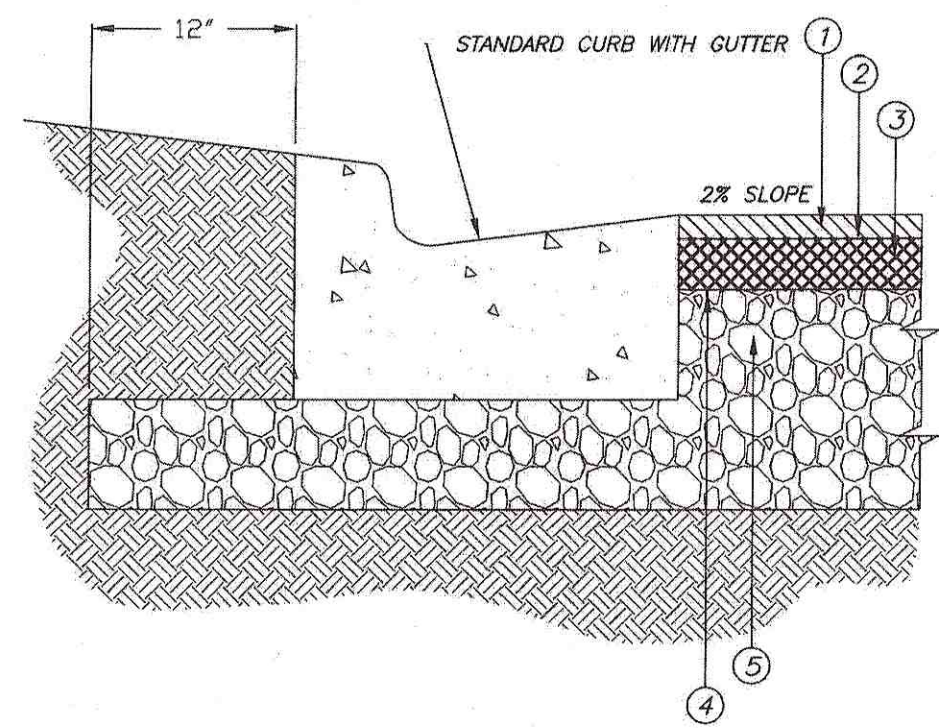
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL EMERGENCY ACCESS PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.L.C. WHC
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-HM) 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.

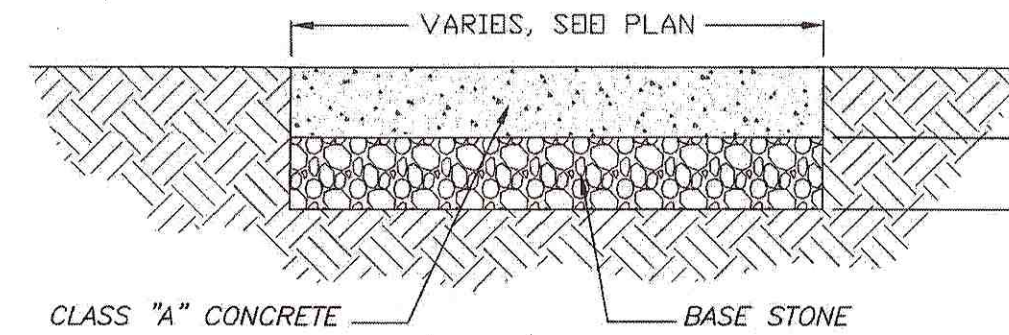
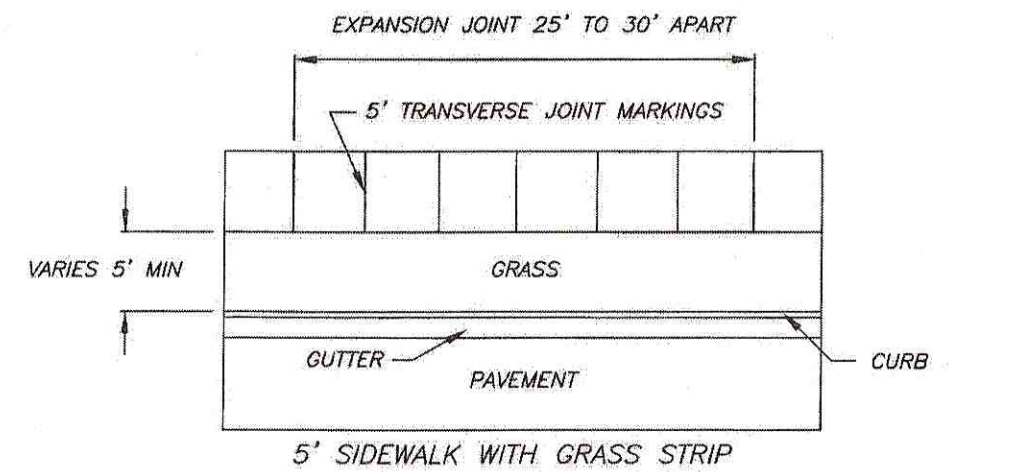
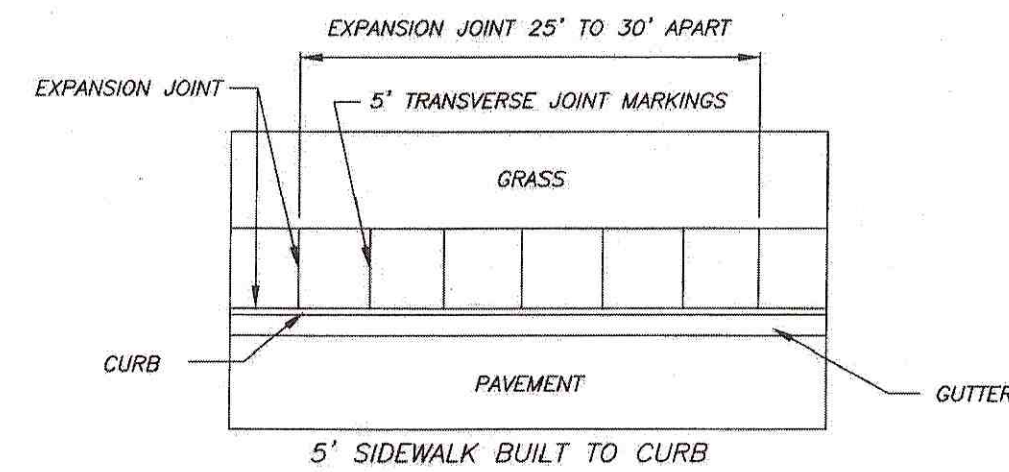
CITY OF FRANKLIN

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.

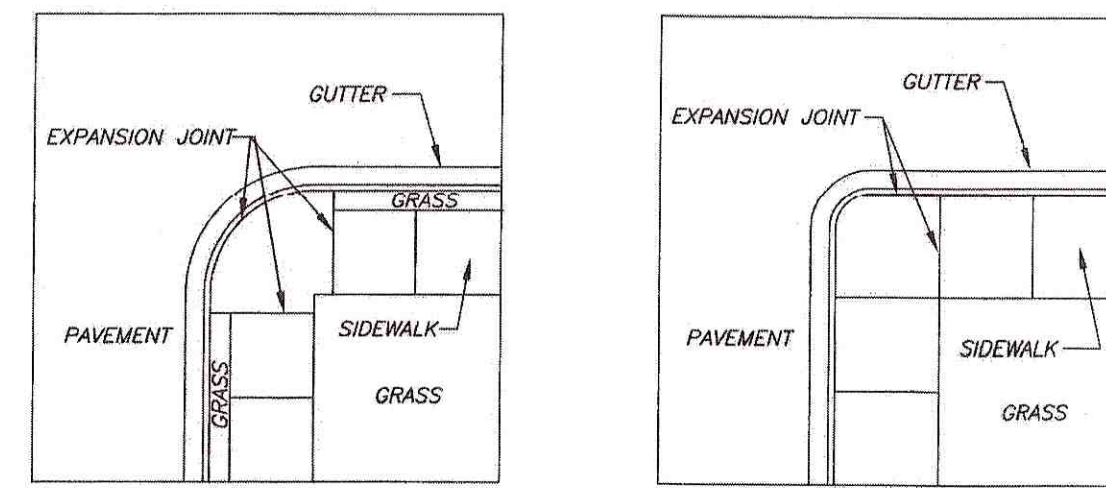
CITY OF FRANKLIN

TYPICAL 5' CONCRETE SIDEWALK

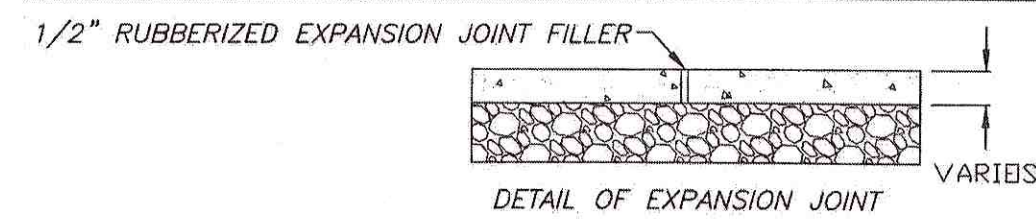
DWG. NO. RP-9

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. 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.

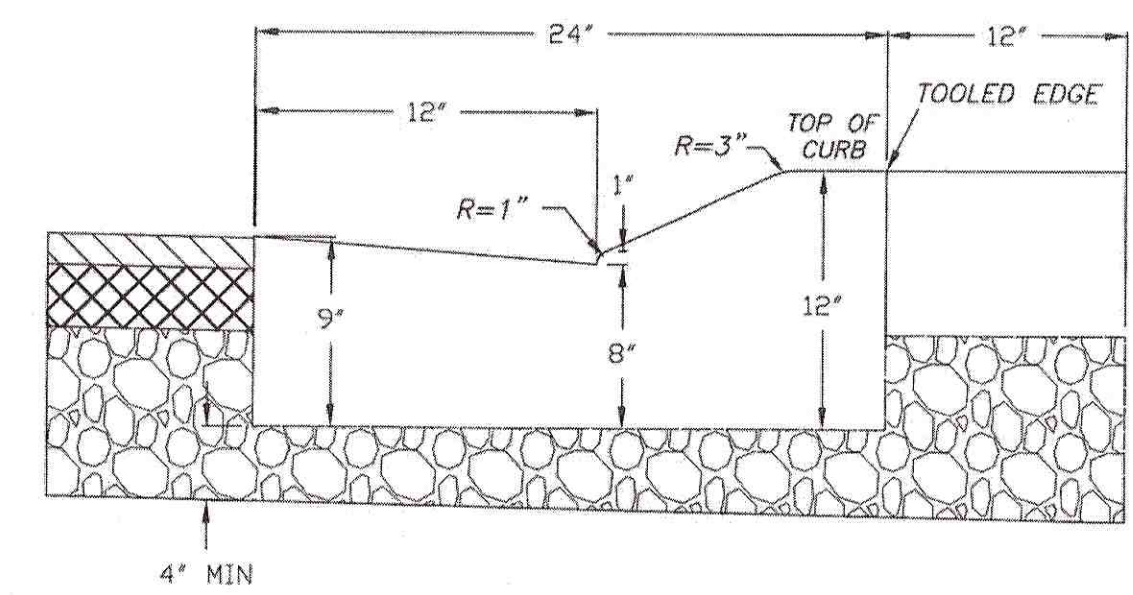
CITY OF FRANKLIN

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

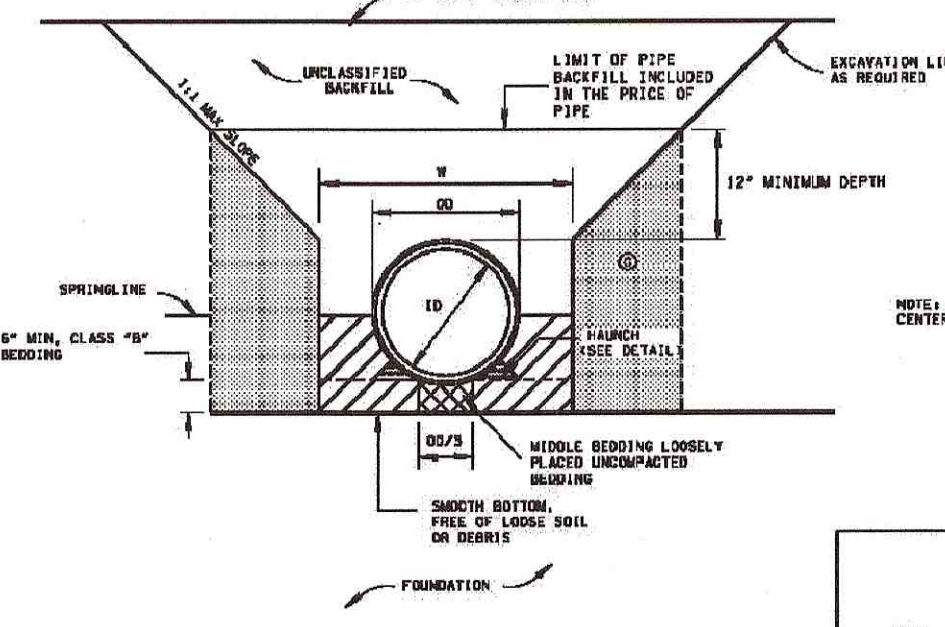
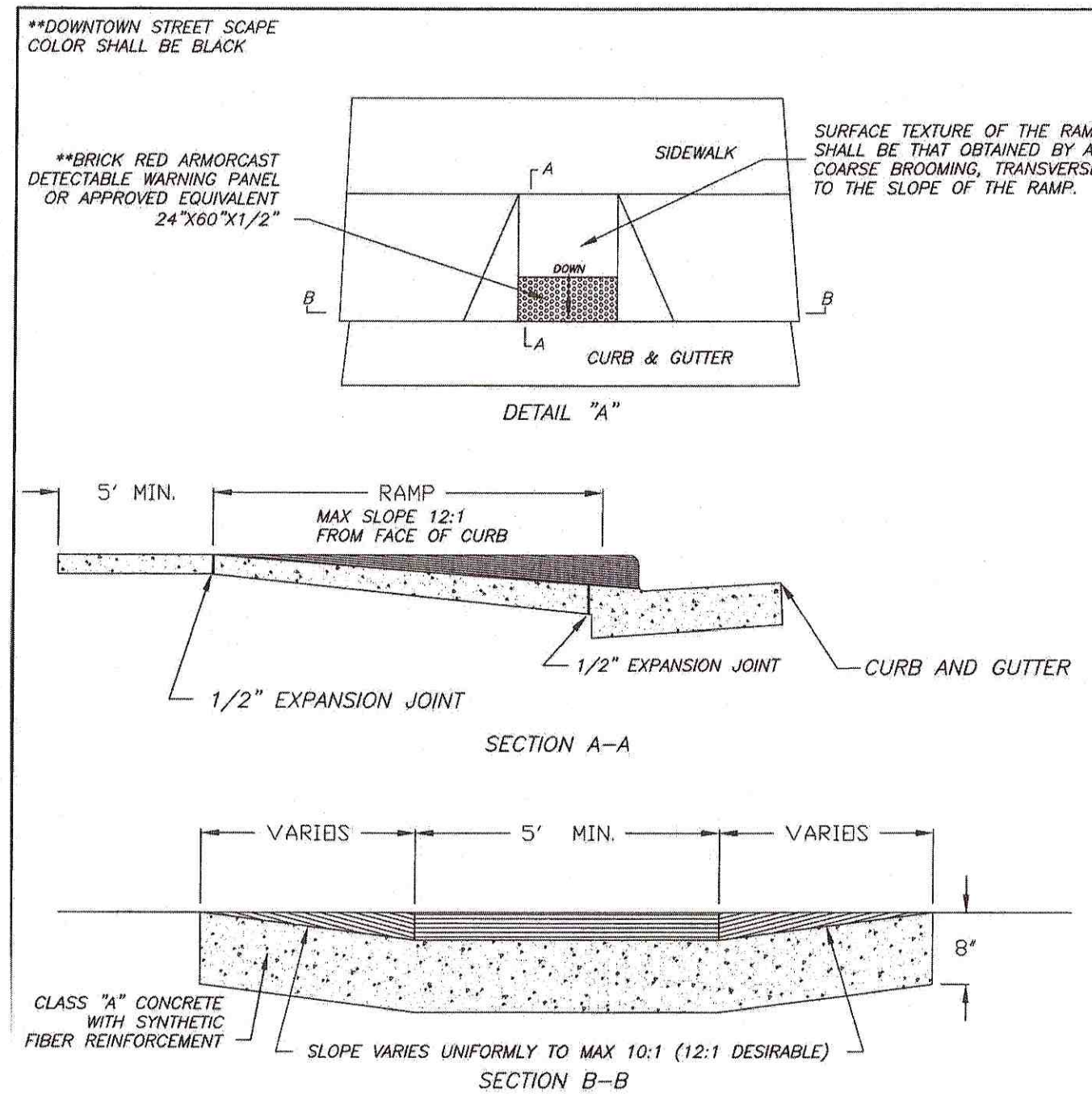
C2.0 N.T.S.

3 TYPICAL SIDEWALK EXPANSION JOINT

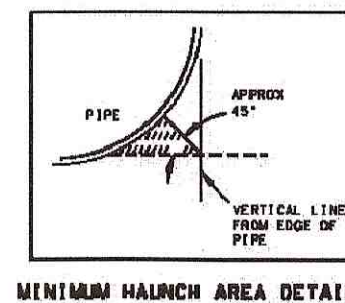
C2.0 N.T.S.

4 ROLLOVER CURB AND GUTTER

C2.0 N.T.S.



STANDARD TRENCH INSTALLATION (4)



MINIMUM HAUNCH AREA DETAIL

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

PIPE DIA.	PAYMENT ITEM NO.	Q	CLASS "B" BEDDING MATERIAL CY/F
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"	0.718
78"	807-14.30	217"	0.801
84"	807-15.30	234"	0.829

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

GENERAL NOTES

1. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM M-170. THE WALL THICKNESS SHALL BE "N" (EXCEPT FOR STRUCTURES DEEPER THAN THE MINIMUM DEPTH, "N" MAY BE USED) AND THE CLASS SHALL BE AS LISTED IN TABLE "A". ALL TYPES SHALL BE IDENTIFIED BY EITHER ACPA OR RCPA.
2. WHERE THE TRENCH FOUNDATION IS FOUND UNACCEPTABLE OR LOCATION WHERE THE WATER TABLE IS FOUND HIGH:
 - (1) IMPROVED FOUNDATION OR EXCAVATION FILL (EFF) MAY BE USED AT ENGINEER'S DISCRETION AS SHOWN ON D-PB-2.
 - (2) MAX FILL HEIGHTS AND JOINT SPECIFICATIONS SHALL BE REVIEWED TO VERIFY CONDITIONS MEET WITH THE MANUFACTURER'S SPECIFICATIONS.
3. FOR MINIMUM CONSTRUCTION COVER DEPTHS SEE D-PB-3.
4. IF LOCAL SOIL CONDITIONS MEET MINIMUM BEDDING REQUIREMENTS BEDDING IS NOT REQUIRED UNDER CIRCULAR RAMP, FIELD EXCHANGES, PIPES PARALLEL TO THE ROADWAY IN AN UNPAVED MEDIAN, PIPES OUTSIDE THE SHOULDER LIMITS OF INTERCHANGING RAMP, OR PIPES OUTSIDE NORMAL SLOPE LINES.
5. FOR ADDITIONAL INSTALLATION INFO SEE SECTION 27 "CONCRETE CULVERTS" OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND ASTM C-1475-10 AND TO MANUFACTURER'S SPECIFICATIONS.
6. ONLY AS MUCH TRENCH AS CAN BE SAFELY MAINTAINED SHALL BE OPENED. ALL TRENCHES SHALL BE BACK FILLED TO THE MINIMUM COVER DEPTH "N" ABOVE THE PIPE AND COMPACTED AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE END OF EACH WORKING DAY.
7. FOR TRENCHES WITH IN SITU SOIL WALLS, THE SOIL SHALL BE AT RELATIVELY AS DENSE AS THE MAJORITY OF THE SUBGRADE AS DETERMINED BY THE ENGINEER. SOIL NOT MEETING THIS REQUIREMENT SHALL BE REMOVED AND REPLACED.
8. FOR EMBANKMENT AREAS OR WHERE TRENCH CONDITIONS DO NOT EXIST, AN INDUCED TRENCH SOIL ENHANCEMENT SHALL BE CONSTRUCTED SEE D-PB-5.
9. FOR ANCH AND ELLIPTICAL SHAPED PIPE CULVERTS SHALL BE INSTALLED THE SAME AS CIRCULAR WITH O.D. EQUAL TO THE WIDEST HORIZONTAL DIMENSION ON THE PIPE. TO ESTIMATE BEDDING MATERIAL FOR THESE PIPES WITH INTERNAL WIDTH THE SAME AS DIAMETER IN THE TABLE, MULTIPLY BEDDING QUANTITY BY 0.5 FOR THE SHOWN MIN TRENCH DIMENSIONS.
10. FOR MULTIPLE PIPES MINIMUM SPACING BETWEEN PIPES IS:
 - 36" PIPES AND SMALLER, EQUAL TO THE OUTSIDE DIAMETER OF THE LARGEST PIPE.
 - PIPES LARGER THAN 36" EQUAL TO HALF THE OUTSIDE DIAMETER OF THE LARGEST PIPE.
11. THE BACKFILL SHALL BE TYPE "B" BEDDING MATERIAL MEETING THE REQUIREMENTS OF CONSTRUCTION TO STANDARD SPECIFICATION 203.05. THE SPRING LINE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION. UNCLASSIFIED BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING AN 8 INCH LOOSE LIFT THICKNESS AND BROUGHT UP EVENLY AND SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE. UNCLASSIFIED BACKFILL TO THE LIMIT OF PIPE BACKFILL LINE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION. A MINIMUM COMPACTION LEVEL OF 90% STANDARD PROCTOR DENSITY PER AASHTO T99 SHALL BE ACHIEVED BY USE OF VIBRATORY PLATE OR OVERLAPPING TYPE COMPACTORS SHALL NOT BE USED OVER THE PIPE. ALL COMPACTION EQUIPMENT USED SHALL BE APPROVED BY THE ENGINEER.
12. JOINTS BETWEEN PIPES REQUIRE A RUBBER GASKET MEETING ASTM C443. AT CONNECTIONS TO STRUCTURES USE NON-SWELLING GROUT OR RUBBER GASKET PER C223 OR C1476.
13. INSPECTION REQUIREMENTS:
 - (1) ALL PIPES SHALL UNDERGO INSPECTION DURING INSTALLATION, FOR LONGITUDINAL AND TRANSVERSE CRACKS, TYPICAL SECTION 27 OF AASHTO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - (2) FINAL INSPECTIONS SHALL BE CONDUCTED NO SOONER THAN 30 DAYS AFTER COMPLETION OF INSTALLATION AND FINAL FILL.
14. EXCAVATION FOR PIPE WILL NOT BE REPAID AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE UNIT OF THE PROPOSED PIPE CULVERT. PAYMENT FOR GRANULAR COMPACTABLE TYPE "B" BACKFILL, UNCLASSIFIED BACKFILL TO THE LIMIT LINE, AND/OR EXCAVATION FILL INCLUDING BEDDING MATERIAL WILL BE INCLUDED IN THE UNIT PRICE OF THE PIPE.

- REV. 1-13-07, REVISED GENERAL NOTE 1.
- REV. 8-1-09, REVISED GENERAL NOTE 10 AND 11.
- REV. 2-1-12, REVISED GENERAL NOTE 10 AND 11.
- REV. 8-21-13, REVISED GENERAL NOTE, CHANGED BACKFILL MATERIAL.
- REV. 1-2-13, REVISED TRENCH DETAILS NOTED BEDDING TABLE.

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		

5 ACCESSIBLE RAMP

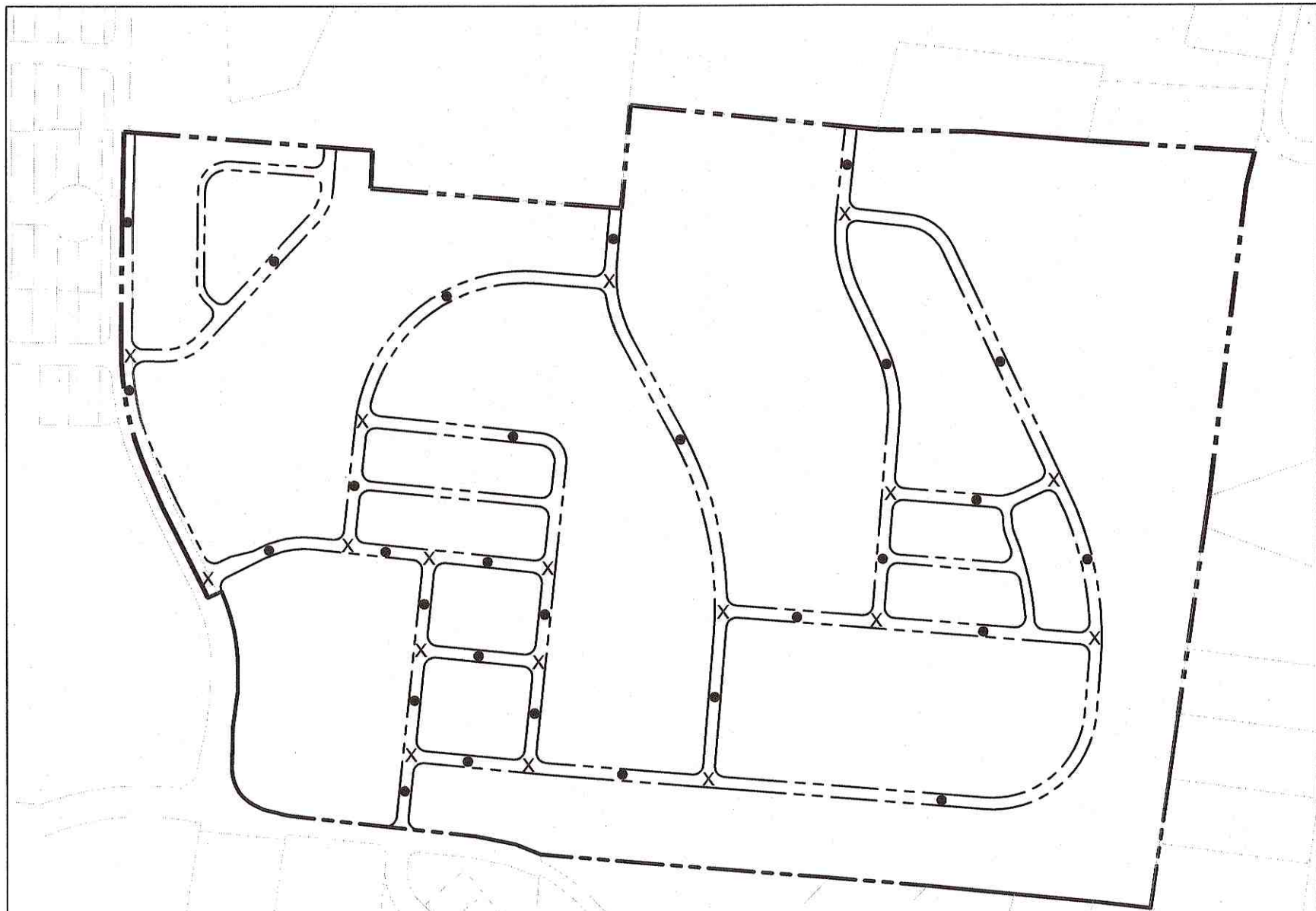
C2.0 N.T.S.

6 UTILITY TRENCH BACKFILL

N.T.S.

7 TYPICAL STREET LIGHTING

N.T.S.



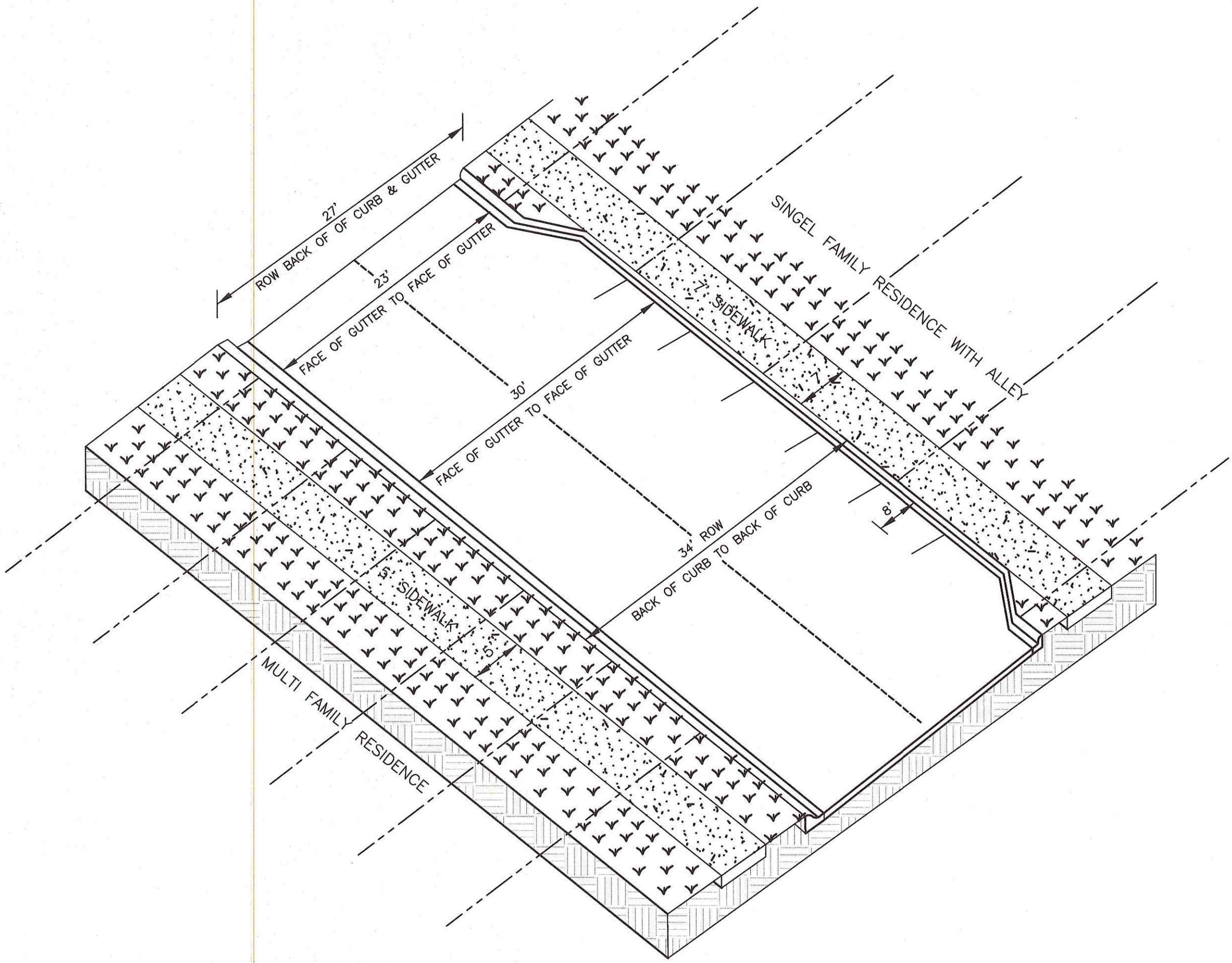
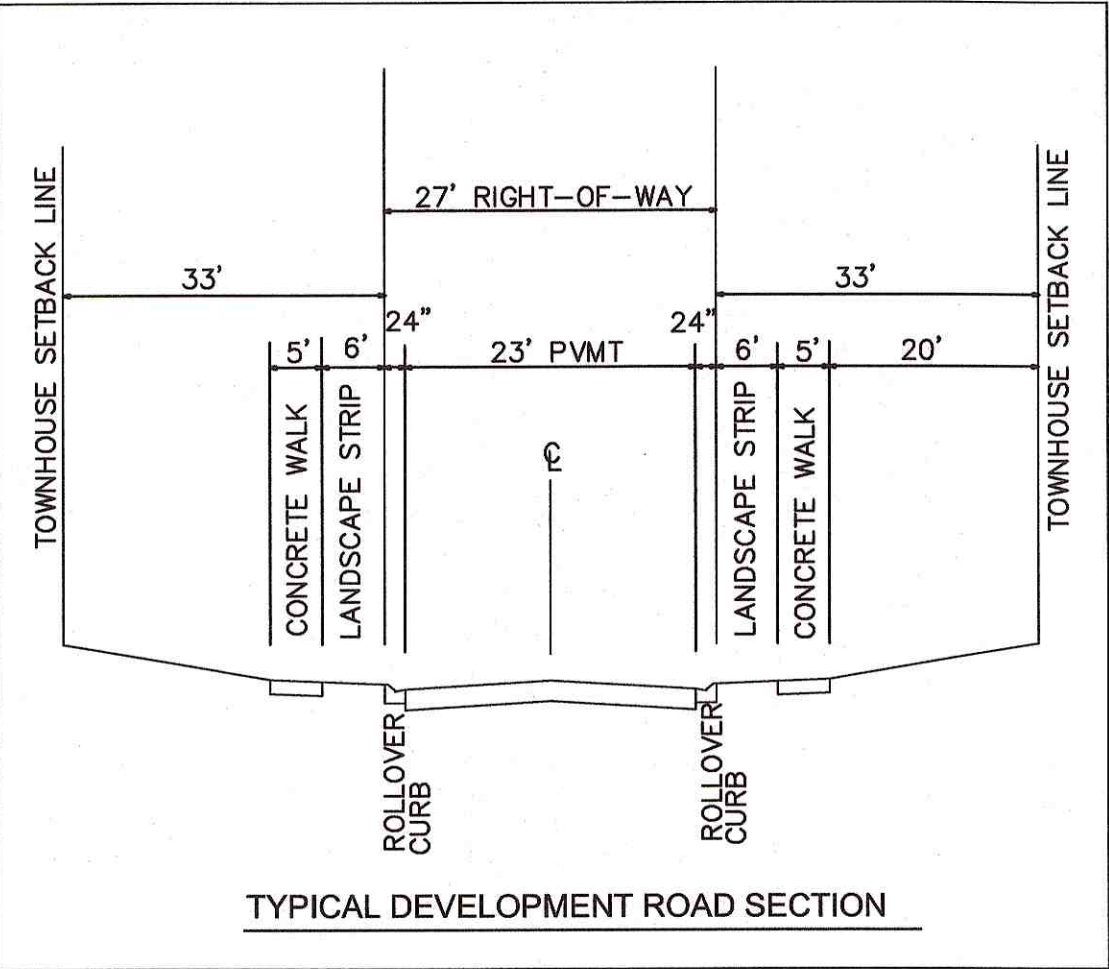
CONNECTIVITY INDEX

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

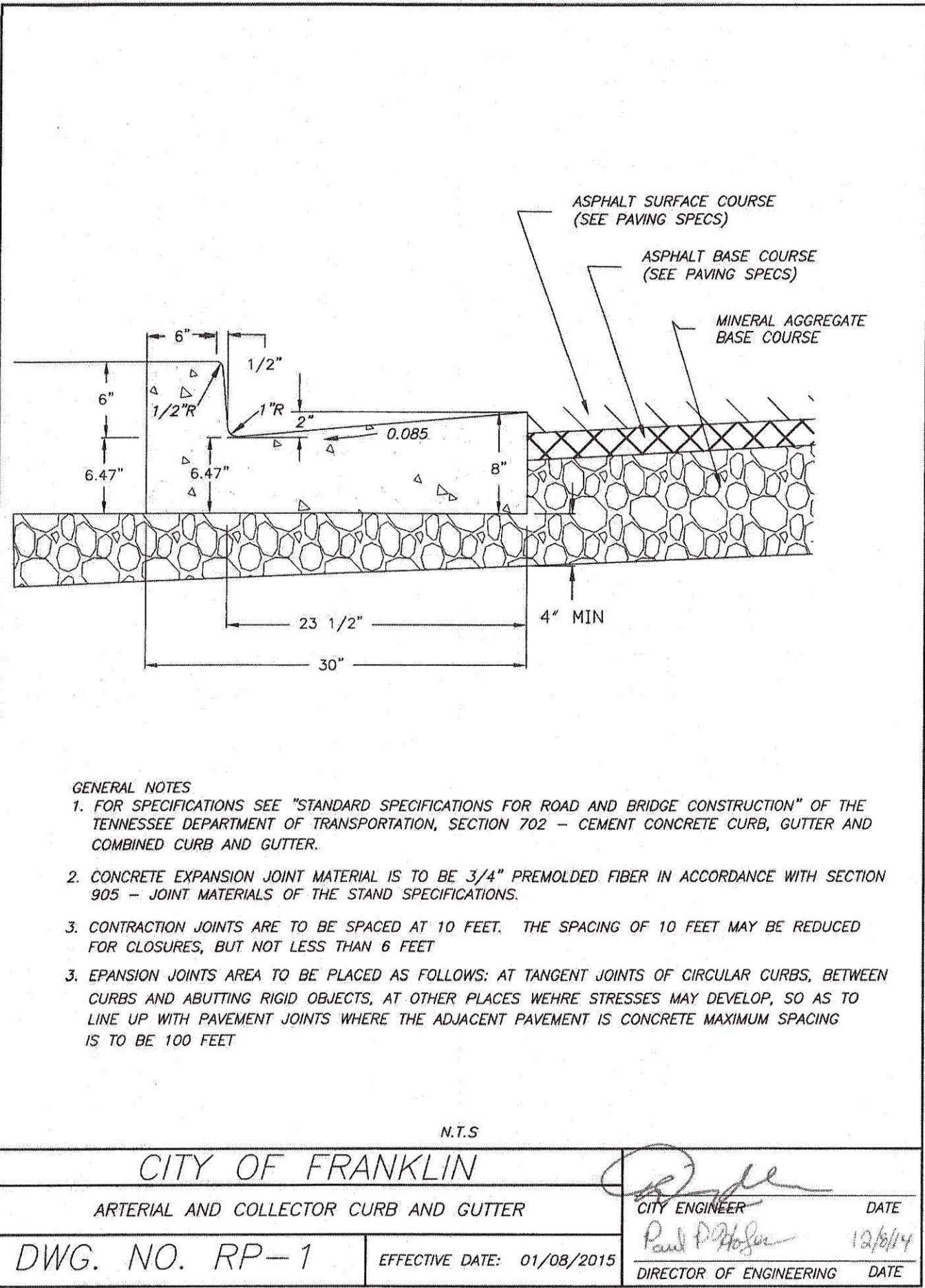
LAND USE:	LUC 230 CONDOS
SIZE:	421
AVERAGE DAILY TRAFFIC	2,246
DAILY ENTER	1,123
DAILY EXIT	1,123
AM PEAK HOUR TOTAL	163
AM PEAK HOUR ENTER	28
AM PEAK HOUR EXIT	135
MID PEAK HOUR TOTAL (7%)	137
MID PEAK HOUR ENTER	79
MID PEAK HOUR EXIT	79
PM PEAK HOUR TOTAL	195
PM PEAK HOUR ENTER	131
PM PEAK HOUR EXIT	64
TRIP GENERATION 8th EDITION	

* TRAFFIC DATA PROVIDED BY FISCHBACH TRANSPORTATION GROUP, INC.



NOTES

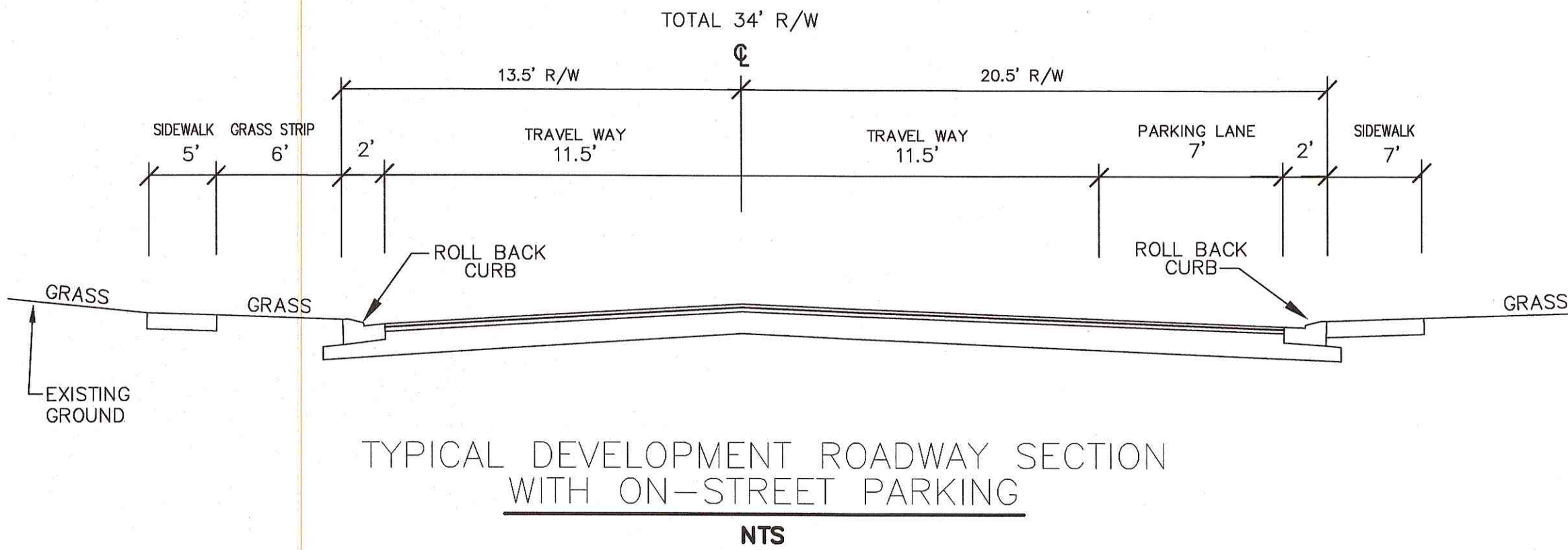
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN HEREON ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0214F DATED SEPTEMBER 29th, 2006.
- NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
- ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE FEE SIMPLE OWNERSHIP.
- 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.
- ALL STREETS WITHIN THE DEVELOPMENT TO BE PUBLIC RIGHT-OF-WAY.



- GENERAL NOTES:
- 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.
 - CONCRETE EXPANSION JOINT MATERIAL IS TO BE 3/4" PREMOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STAND SPECIFICATIONS.
 - 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.
 - 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.

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.



REVISIONS

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

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

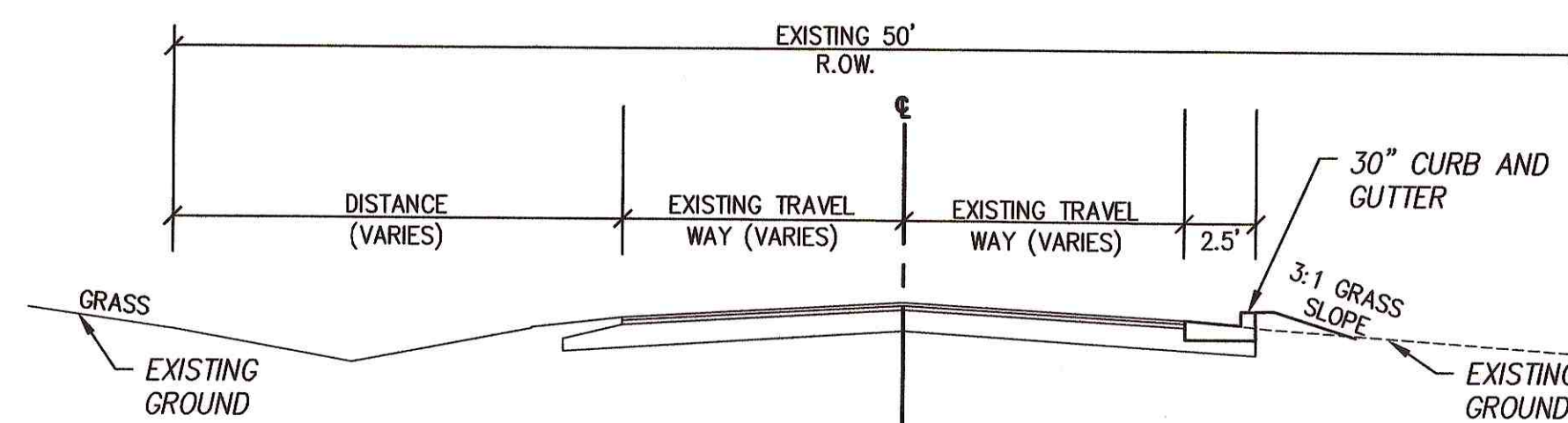
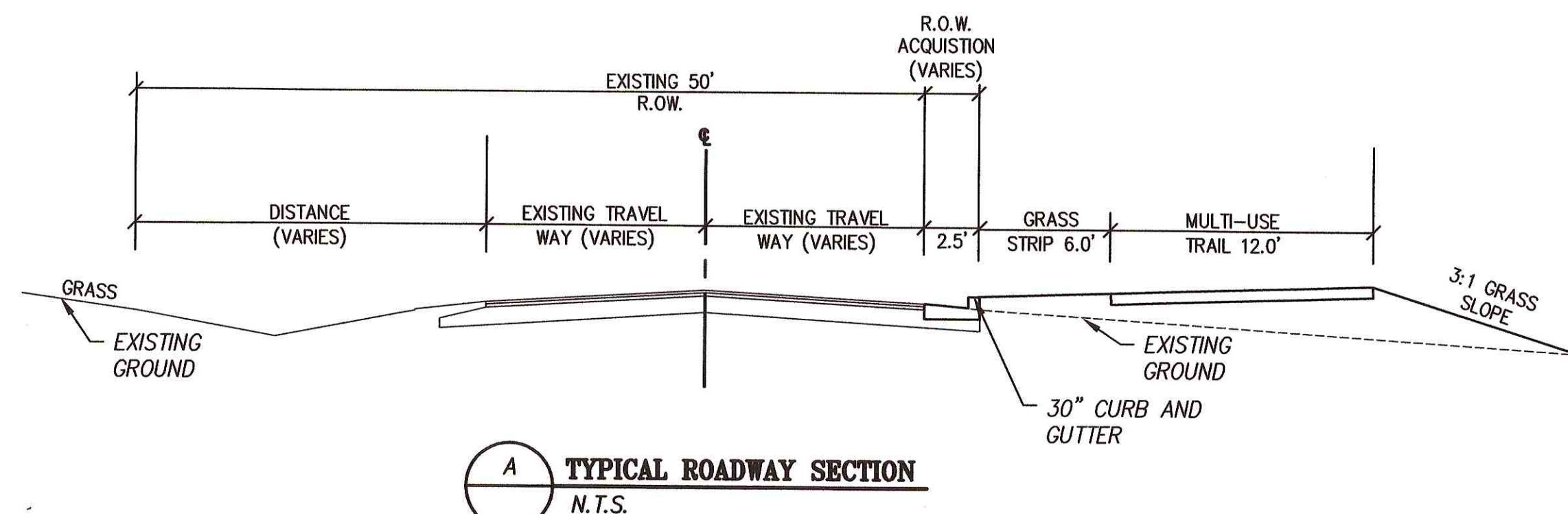
PROJECT:
SIMMONS RIDGE PUD
DEVELOPMENT PLAN REVISION 4
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

ROW & ACCESS
DETAILS

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

W. HAROLD CANNON, JR.
REGISTERED ENGINEER
No. 17,959
STATE OF TENNESSEE

C4.3
CDF #6339



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



CSI PROJECT NO. 01130-0002	
DRAWING DATE JANUARY 09, 2017	
P.L.C. WHC	C.R.
DRAWN JTP	
C4.4 COF #6330	

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

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.
2. WATER MAIN CALCULATIONS AND PLANS WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
3. 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:

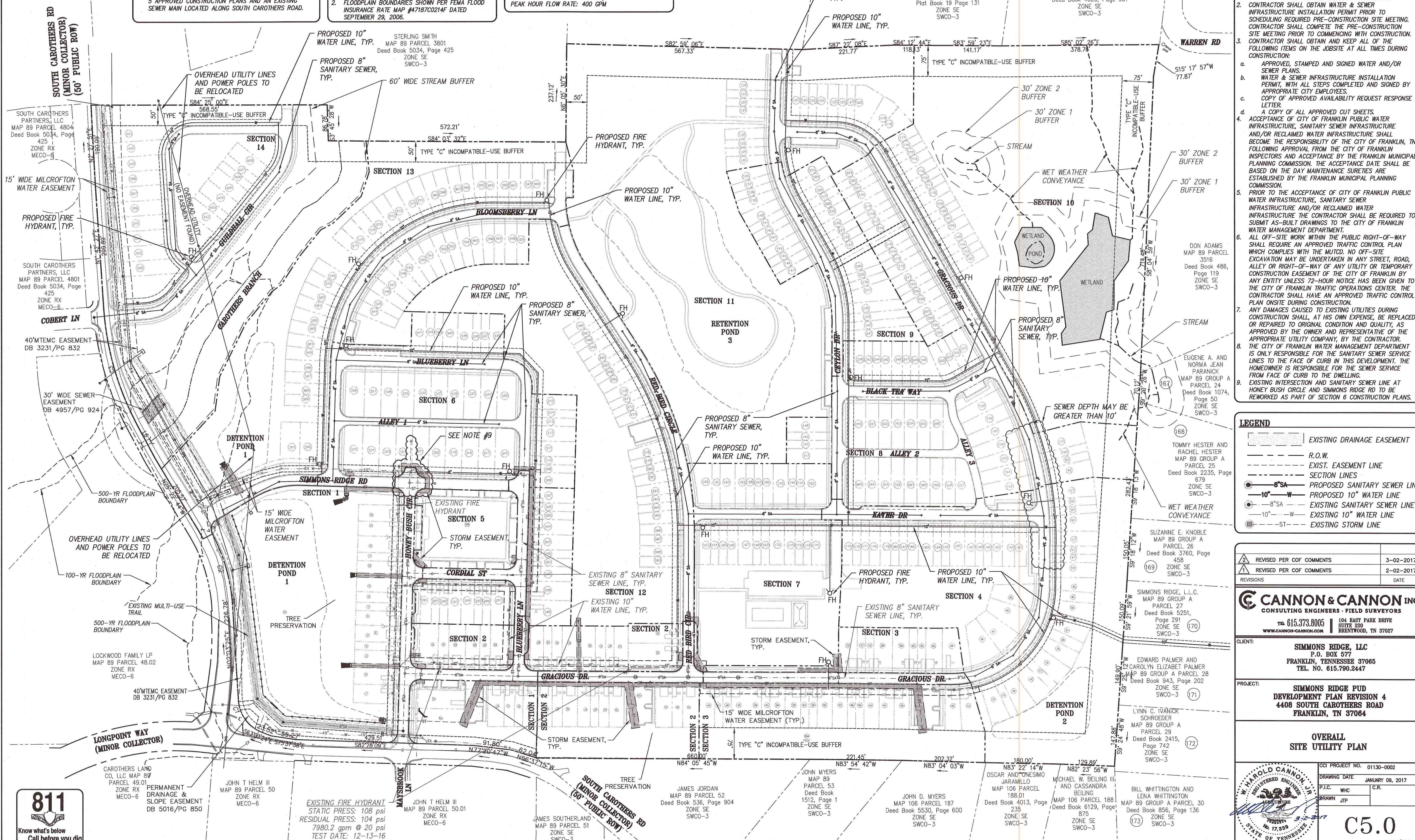
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1, 2, 3, AND 5 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015.
2. 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:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.
2. 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:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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

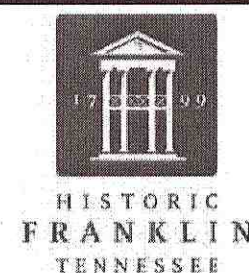
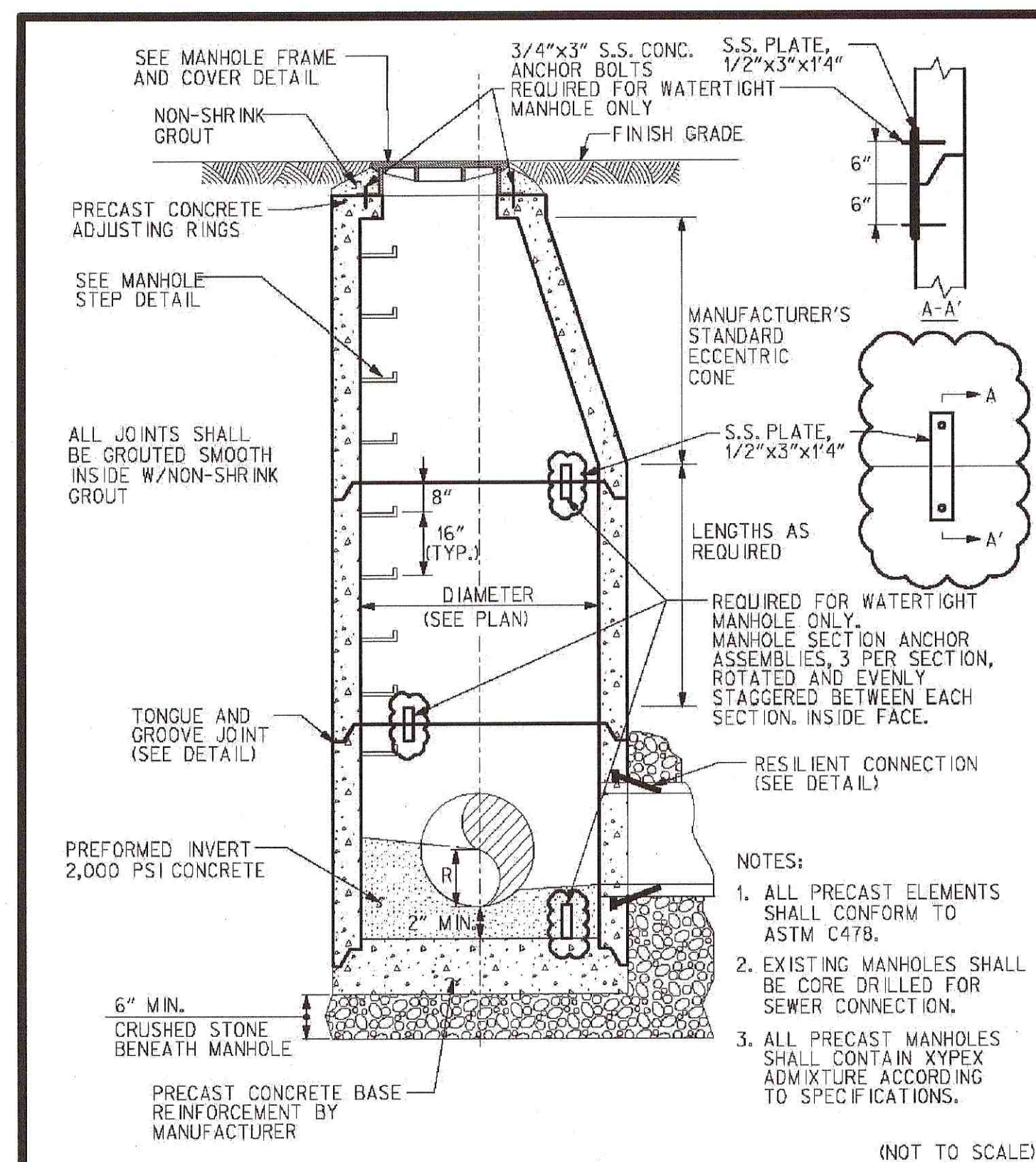
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

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

OVERALL SITE UTILITY PLAN

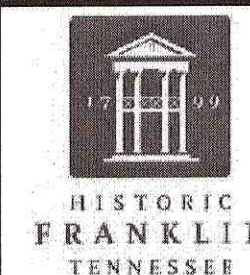
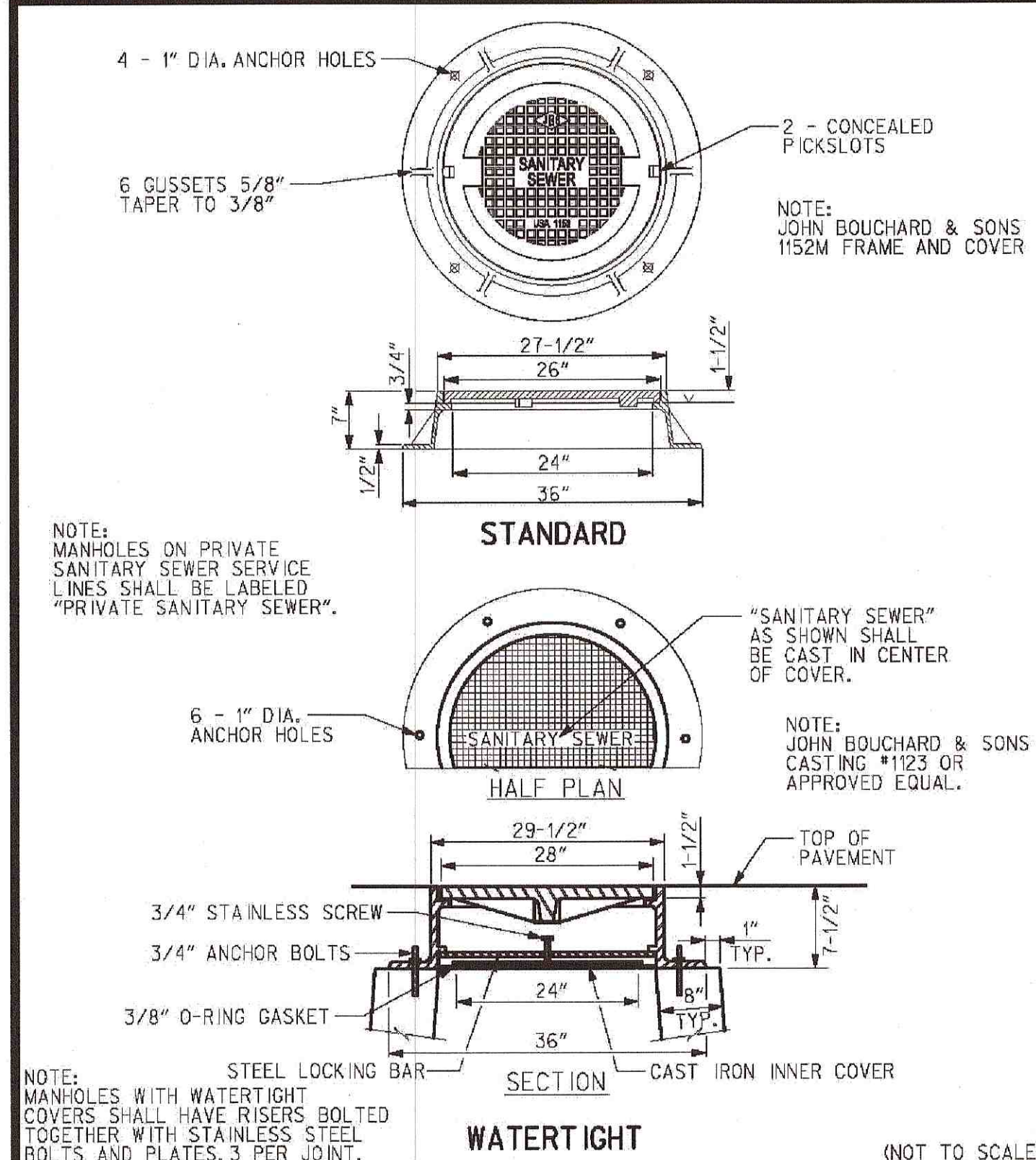
CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.I.C. WHC
DRAWN JTP
C5.0
COF #6339

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.



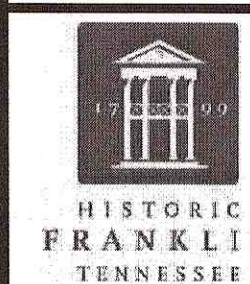
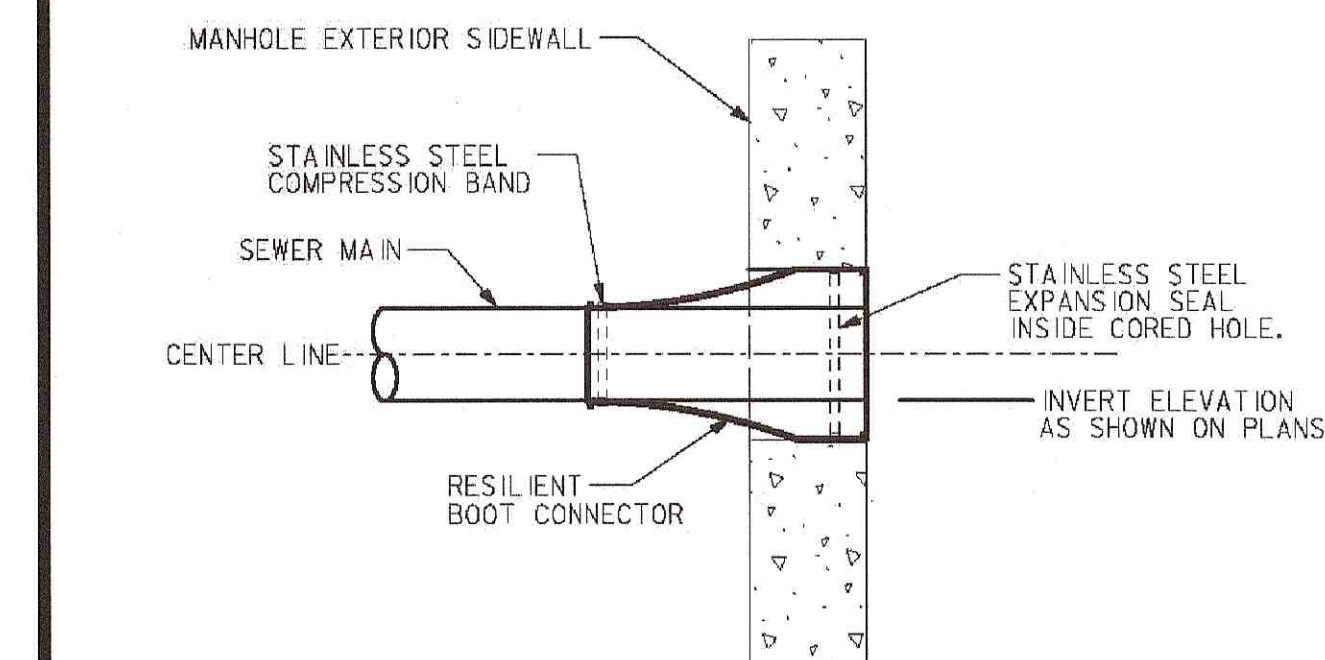
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE**

WW - 1



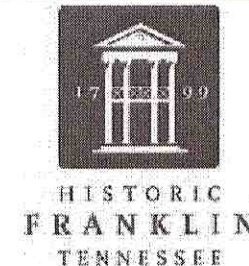
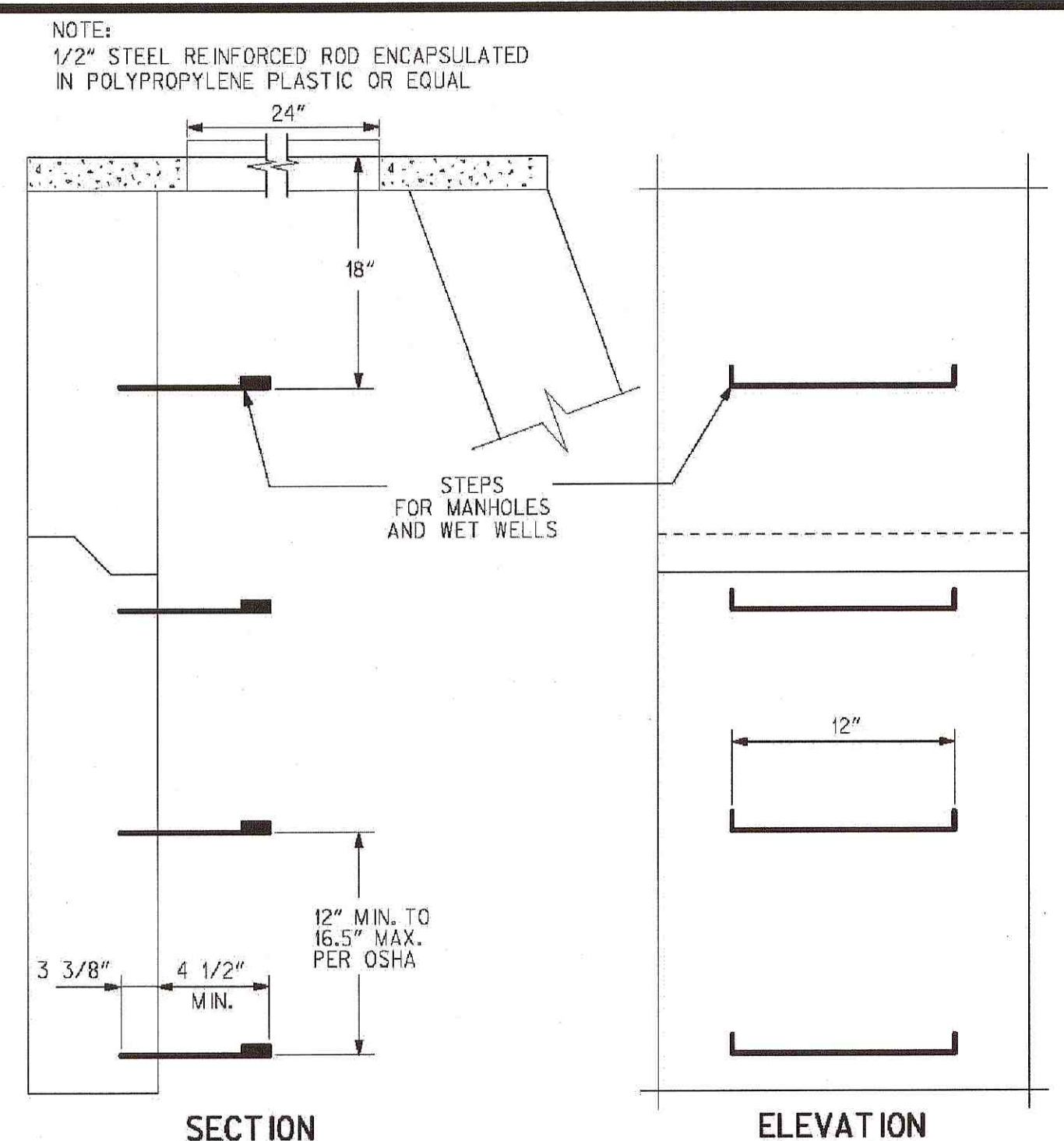
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER**

WW - 6



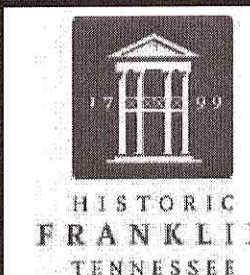
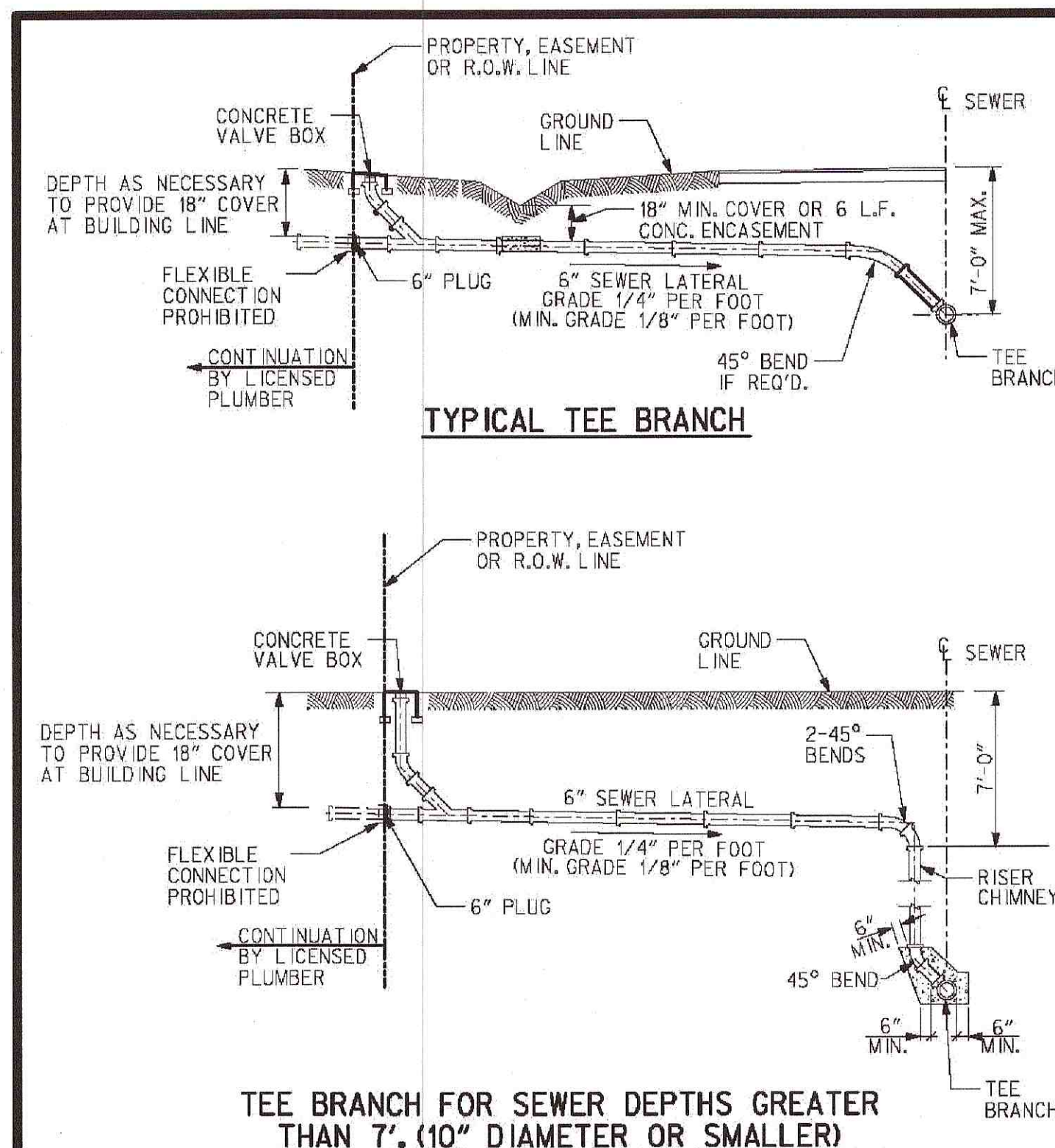
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT
MANHOLE CONNECTION**

WW - 4



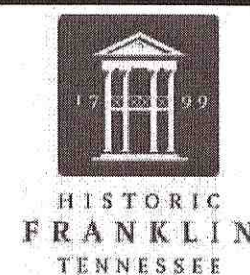
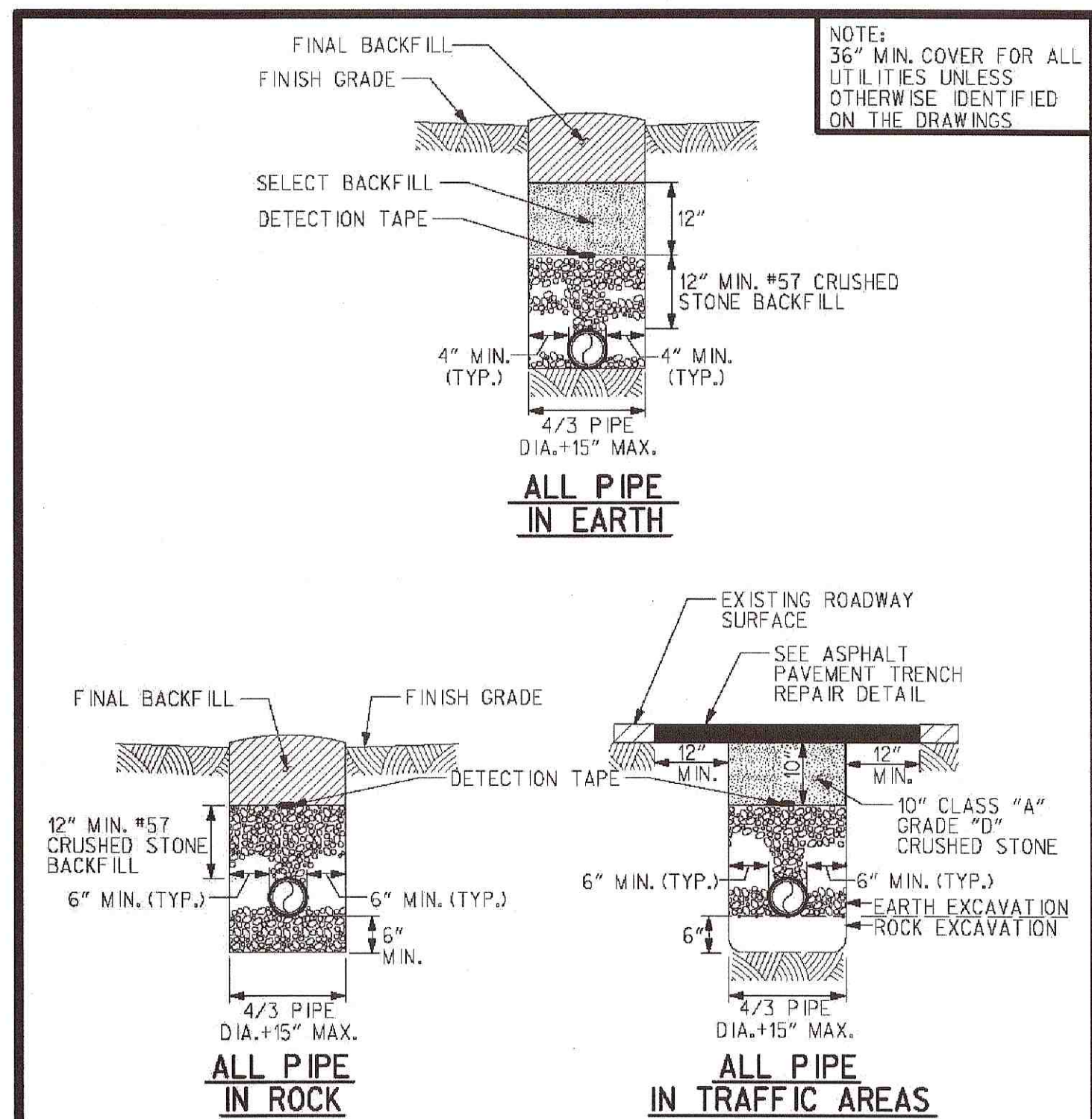
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS**

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

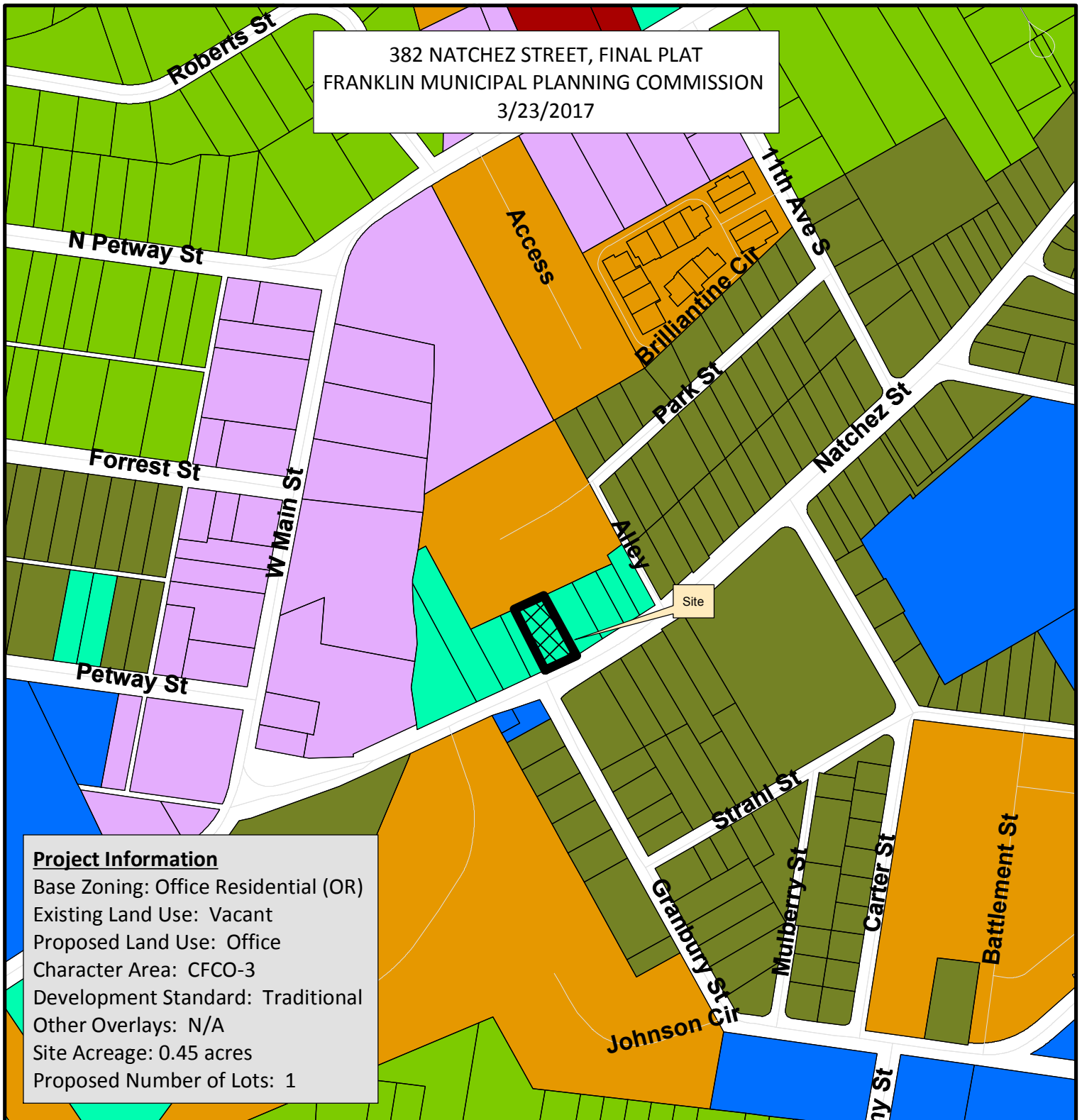
SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
MARK HILTY 124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

REVISED PER COF COMMENTS		2-02-2017
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL. 615.373.0005 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.L.C. WHC DRAWN JTP		
C5.1 COF #6339		

811

Know what's below
Call before you dig

382 NATCHEZ STREET, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017



Project Information

Base Zoning: Office Residential (OR)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.45 acres
Proposed Number of Lots: 1

- | | |
|--|-------------------------------------|
| 382 Natchez Street | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



0 125 250 500
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.
All data and materials (c) copyright 2017. All rights reserved.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND TO ADD AN ACCESS EASEMENT FOR USE BY 402, 382, AND 370 NATCHEZ STREET.

2. EXISTING ZONING _____

OR _____

3. MINIMUM REQUIRED SETBACK LINES:
FRONT: 0 FEET MIN - 20 FEET MAX.
SIDE: 0 FEET
FRONT: 0 FEET

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCEL 25,00 ON WILLAMSON COUNTY TAX MAP NO. 78 G E.

5. STREET ADDRESS ARE SHOWN THUS [XXX]

6. THE DRAFTER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBOWNER: TONY OWENS

ADDRESS: _____

PO BOX 277 _____

FRANKLIN, TN 37064 _____

CONTACT: _____

MICHAEL DENEY, P.E. _____

TELEPHONE: _____

(615) 401-9956 _____

EMAIL: _____

MDENEY@DENEY-ENGINEERING.COM _____

8. SURVEYOR: _____

JAMES TERRY & ASSOCIATES _____

ADDRESS: _____

211 DONELSON PIKE - SUITE 6 _____

CONTACT: _____

NASHVILLE, TENNESSEE 37214 _____

TELEPHONE: _____

(615) 490-6920 _____

EMAIL: _____

GTREGJIA@COMCAST.NET _____

9. ○ IRON ROD (FOUND)

10. ● IRON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES OF UNDERGROUND UTILITIES AND FROM RECORD DRAWINGS AND RECORD PLATS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES WITHIN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 9, 2006.

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

15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBOWNER: TONY OWENS

ADDRESS: _____

PO BOX 277 _____

FRANKLIN, TN 37064 _____

CONTACT: _____

MICHAEL DENEY, P.E. _____

TELEPHONE: _____

(615) 401-9956 _____

EMAIL: _____

MDENEY@DENEY-ENGINEERING.COM _____

16. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT SHALL HAVE THE RIGHT TO REMOVE OR REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OF IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA.

REPAIRING AND/OR REPLACING ANY LANDSCAPING, FENCING, OR CONCRETE OR OTHER STRUCTURES REMOVED OR REPAIRED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.

17. IF PARKING LOT IS NOT REDEVELOPED BY JULY 2019, TREES SHALL BE ADDED TO THE PARKING LOT EVERY 12 PARKING SPACES.

18. THE ACCESS EASEMENT IS ALSO A SHARED PARKING AGREEMENT BETWEEN PARCELS 25,00 AND 26,00 MAP NO. 78G. PARCELS ALSO KNOWN AS 370, 382, AND 406 NATCHEZ STREET, RESPECTIVELY.

19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPERE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

LEGEND

- IRD Iron Rod (Found)
- IRN Iron Rod (Set)
- Catch Basin
- W— Water Line
- S— Storm Line
- STM— Sanitary Sewer Line
- RW— Reclaimed Water Line
- Concrete Monument
- Sanitary Manhole
- Fire Hydrant

FINAL PLAT

370 & 382 NATCHEZ STREET

Being Parcels 25 & 26 on Tax Map 78G E

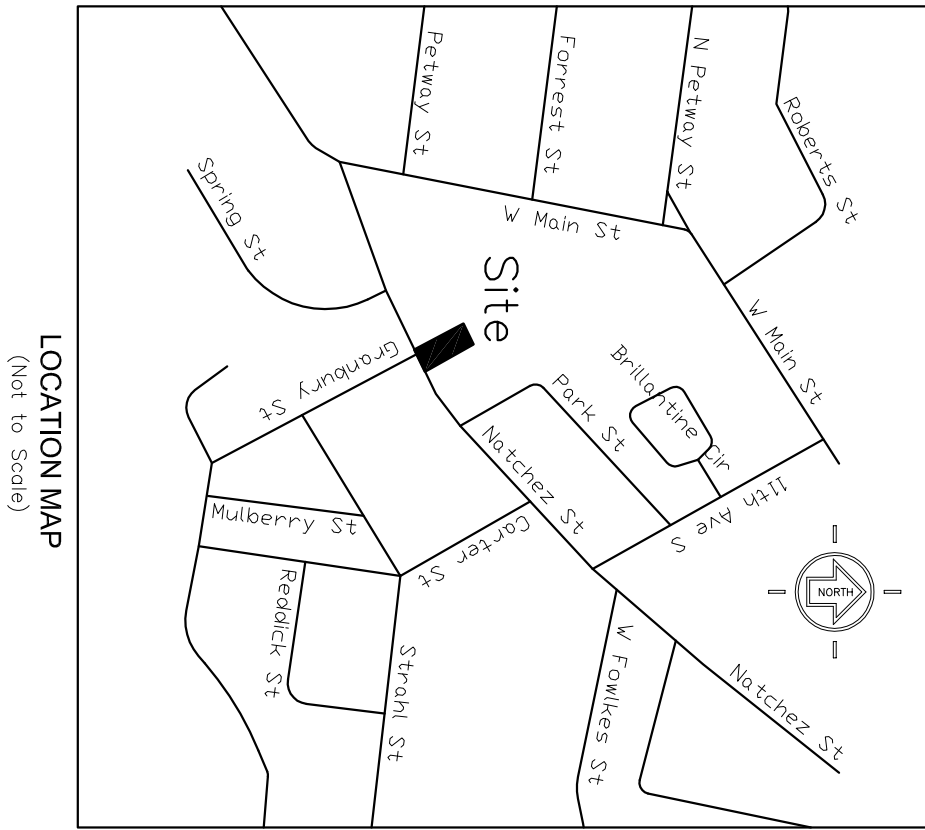
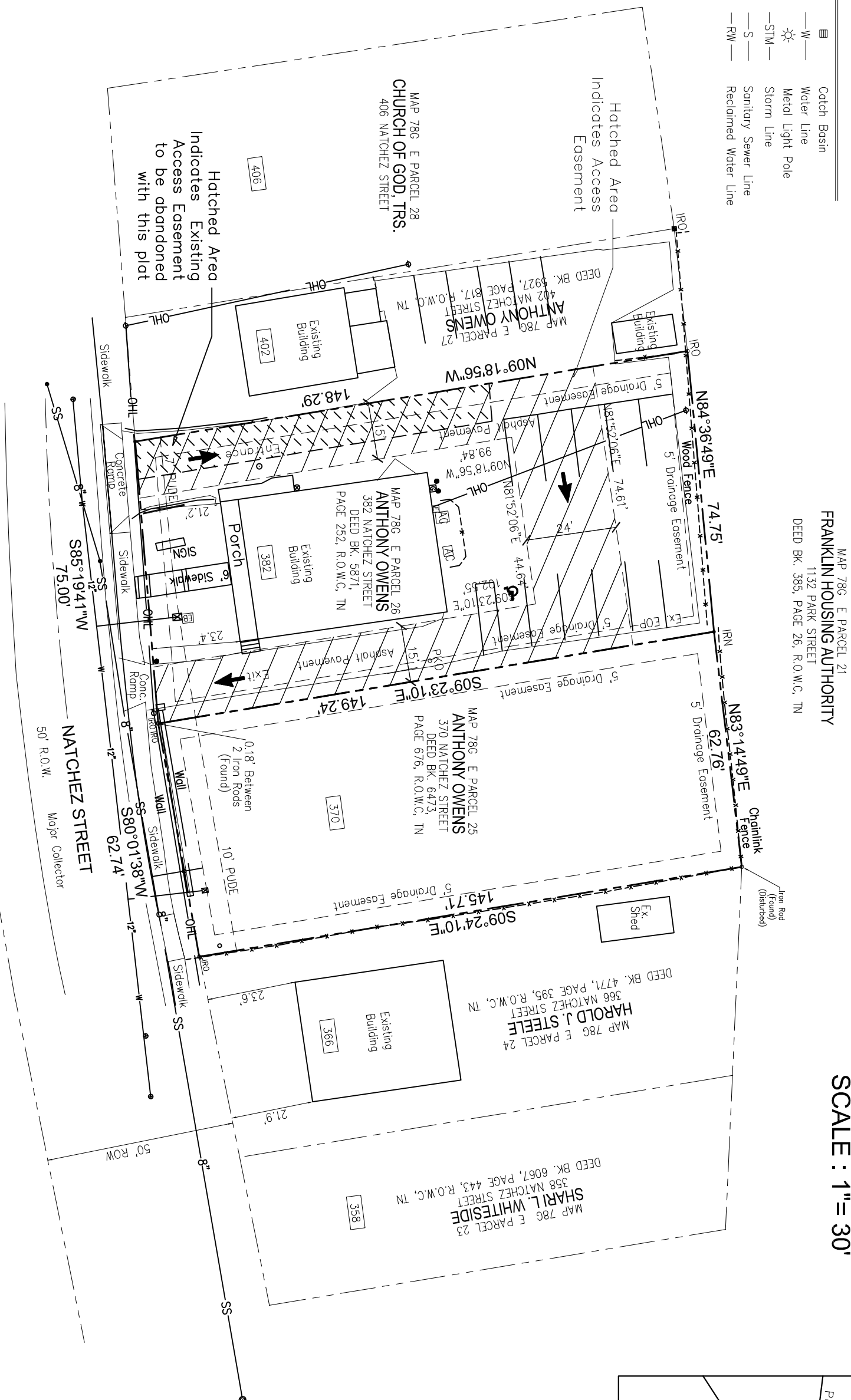
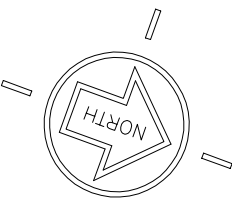
370 & 382 Natchez Street

Franklin, Williamson County, Tennessee

FRANKLIN HOUSING AUTHORITY
1132 PARK STREET
DEED BK. 385, PAGE 26, R.O.W.C. TN

TN STATE PLANE
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

SCALE : 1" = 30'



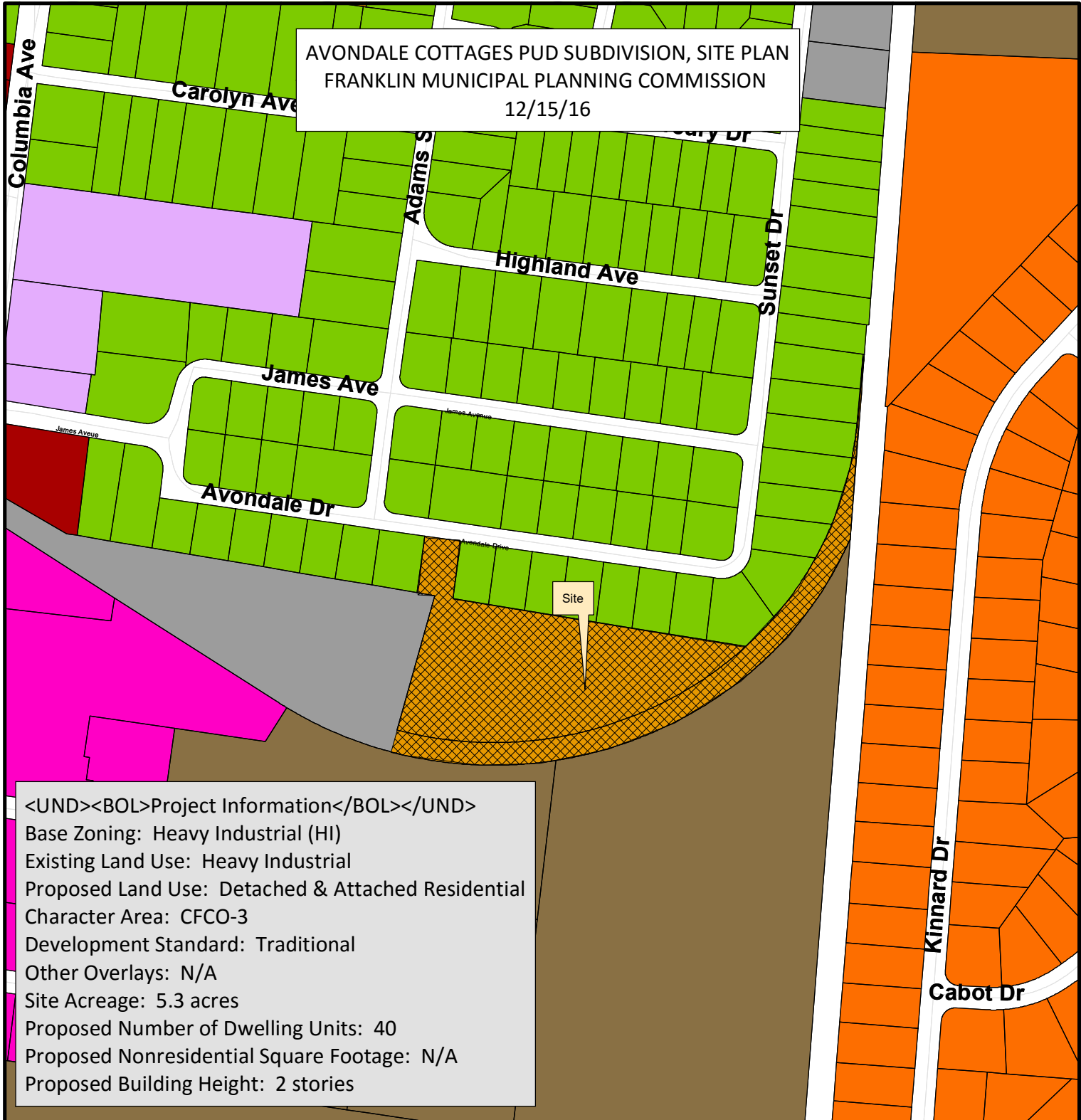
CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy, bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other applicable rules and regulations. The requirements for electric service will be provided in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC Requirements.	SUBDIVISION NAME AND STREET NAMES APPROVED BY AGENCY: _____ WILLAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ CITY OF FRANKLIN _____ DATE _____
Middle Tennessee Electric Membership Corporation	

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN 370 & 382 NATCHEZ STREET HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	I HEREBY CERTIFY: (1) THE WATER SYSTEMS DESIGNATED IN 370 & 382 NATCHEZ STREET SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILCOXTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.
DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE _____	CITY OF FRANKLIN WATER UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY: (1) THE SEWER SYSTEMS DESIGNATED IN 370 & 382 NATCHEZ STREET SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE ON-SITE SEWER SYSTEM AND \$_____ FOR THE OFF-SITE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.	APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLAMSON COUNTY: JAMES TERRY & ASSOCIATES CONTACT : GREG TERRY 2601 ELM HILL PIKE - SUITE R NASHVILLE, TN 37214 PHONE: (615) 490-6920 EMAIL : gregjtia@comcast.net
DIRECTOR, SEWER DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE _____	SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

OWNER TONY OWENS PO BOX 277 FRANKLIN, TN 37064	SURVEYOR JAMES TERRY & ASSOCIATES CONTACT : GREG TERRY 2601 ELM HILL PIKE - SUITE R NASHVILLE, TN 37214 PHONE: (615) 490-6920 EMAIL : gregjtia@comcast.net
CITY OF FRANKLIN PROJECT # 6354	
FINAL SUBDIVISION PLAT FRANKLIN, WILLAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 0.45±	TOTAL LOTS: 2
ACRES NEW STREETS: 0.00	FEET NEW STREETS: 0.00
CIVIL DISTRICT: 8TH	CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.00	DATE: DEC 20, 2016
PREPARED BY: JAMES TERRY & ASSOCIATES 2601 ELM HILL PIKE - SUITE R NASHVILLE, TENNESSEE 37214 PHONE: (615) 490-6920	
JOB NUMBER: 2016-756 SHEET OF 1	

AVONDALE COTTAGES PUD SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/16



<UND><BOL>Project Information</BOL></UND>
 Base Zoning: Heavy Industrial (HI)
 Existing Land Use: Heavy Industrial
 Proposed Land Use: Detached & Attached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 5.3 acres
 Proposed Number of Dwelling Units: 40
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

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



0 200 400 800 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.
 All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Atmos Energy

2017-03-02 Avondale Site Plan Full Set.pdf

1. Gas Layout

walter.miller@atmosenergy.com Revisited after seeing electrical layout. Required 5' minimum separation from adjacent utilities will be a challenge in bldgs. 9 thru 33. Will send proposed gas routing to Dan Crunk.

Engineering - Site Plan Checklist

General Issues

2. D. Site Plan

lance.fittro@franklntn.gov The wall in question is scheduled to be removed in an upcoming COF Water Management project, with the date of removal yet to be determined. Should the Applicant desire the wall be removed prior to that by Water Management, the Applicant shall obtain a Right of Entry Agreement signed by the existing home owner prior to commencing work on the subject property. This comment to remain open as a reminder to Staff.

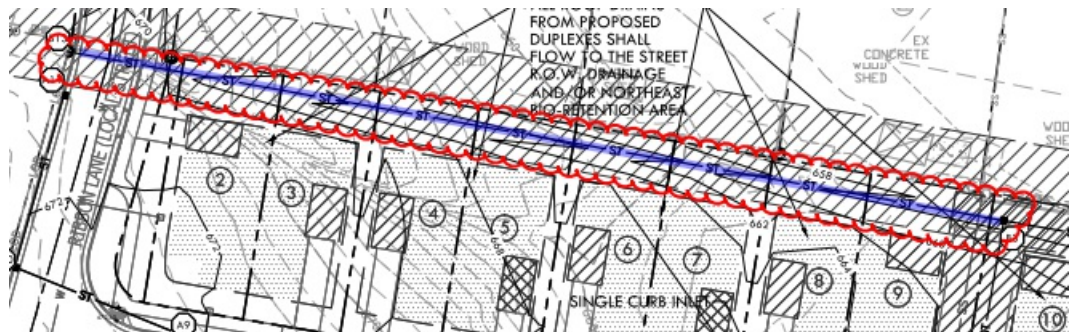
3. V. Site Permits

amanda.ray@franklntn.gov Issue to remain open for reference.

4. Storm Line

joe.marlo@franklntn.gov This is a new comment due to new information on the drawings.

Applicant shall provide a 20-foot easement on the recently added storm line between B3 and B13.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water:	\$ 214,000
II. City Sewer:	\$ 200,000
III. City Streets:	\$ 546,000
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 61,000
VII. Stormwater Drainage:	\$ 213,000
VIII. Green Infrastructure:	\$ 39,000
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

6. Landscape

larry.mizell@franklintn.gov Landscape Surety \$51,000.00

Planning

General Issues

7. Development Plan Approval

brad.baumgartner@franklintn.gov Comment shall stay open until completion. Applicant shall note that the Site Plan cannot be approved until the Development Plan is approved through Post-PC

Stormwater

General Issues

8. Bioretention

ellen.moore@franklintn.gov Issue re-opened

9. Demolition

lance.fittro@franklintn.gov The amount of area shown in the demolition triggers the requirement for a Grading Permit. Therefore, no Demolition shall be done until the Site Plan has been approved and the Site Permits have been issued.

This comment to remain open as a note to staff.

10. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov Issue to remain open until NOC is received

11. Bioretention

ellen.moore@franklinton.gov Ponding over 12" is not allowed in a bioretention area per our BMP manual. Applicant shall revise south east bioretention area.

12. Details

kristen.stanfill@franklinton.gov Since bioretention areas are no longer shown as temporary sediment basins on EPSC sheets Applicant shall remove details on sheet C3.7 detailing Modified Pond Outlet Structures for future bioretention areas.

13. Bioretention

ellen.moore@franklinton.gov Due to recent advances in research, applicant shall remove all filter fabric from bioretention detail. A 3" choker stone layer (#8 stone) shall be added between the sub base stone and the soil layer. Filter fabric between native soils and entire bioretention area shall be removed as well.

Water/Sewer

General Issues

14. Domestic water

ben.mcneil@franklinton.gov The off site water connection shall be designed, installed tested and accepted prior to any issuance of any building permits. This comment is to remain open for staff.

2/2/2017 11:55:56 AM



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4053.4 S.F.	N/A
NET AREA OF WALL	3137.8 S.F.	100%
NET BRICK AREA	353.8 S.F.	11.3%
NET SIDING / BOARD AREA	2784 S.F.	88.7%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	3818.7 S.F.	N/A
NET AREA OF WALL	2871.8 S.F.	100%
NET BRICK AREA	215.7 S.F.	7.5%
NET SIDING / BOARD AREA	2656.1 S.F.	92.5%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1248.5 S.F.	N/A
NET AREA OF WALL	1106.2 S.F.	100%
NET BRICK AREA	151.2 S.F.	13.7%
NET SIDING / BOARD AREA	955 S.F.	86.3%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1248.5 S.F.	N/A
NET AREA OF WALL	1106.2 S.F.	100%
NET BRICK AREA	151.2 S.F.	13.7%
NET SIDING / BOARD AREA	955 S.F.	86.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS/CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

19 FT
TO WHO USE

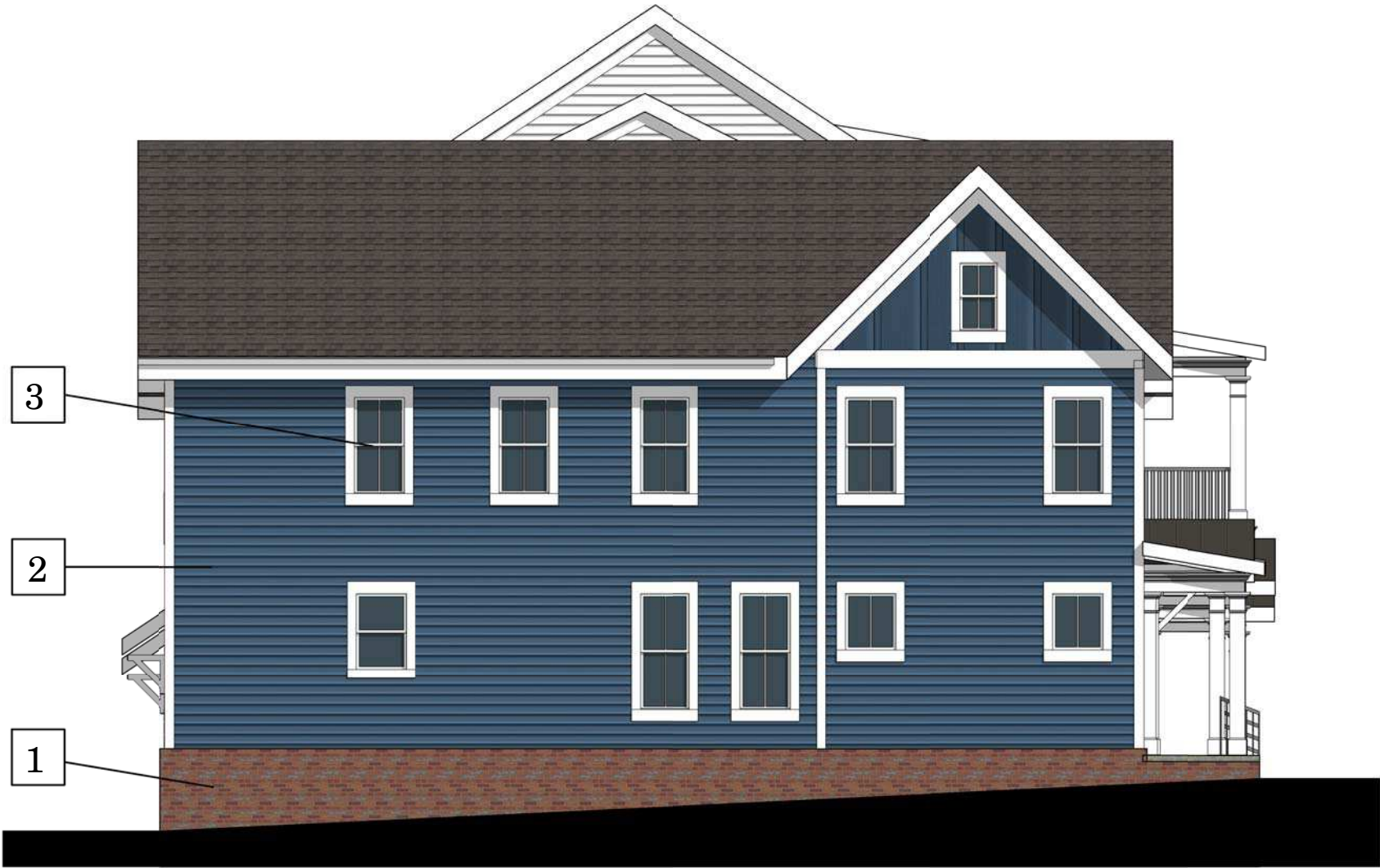
A001



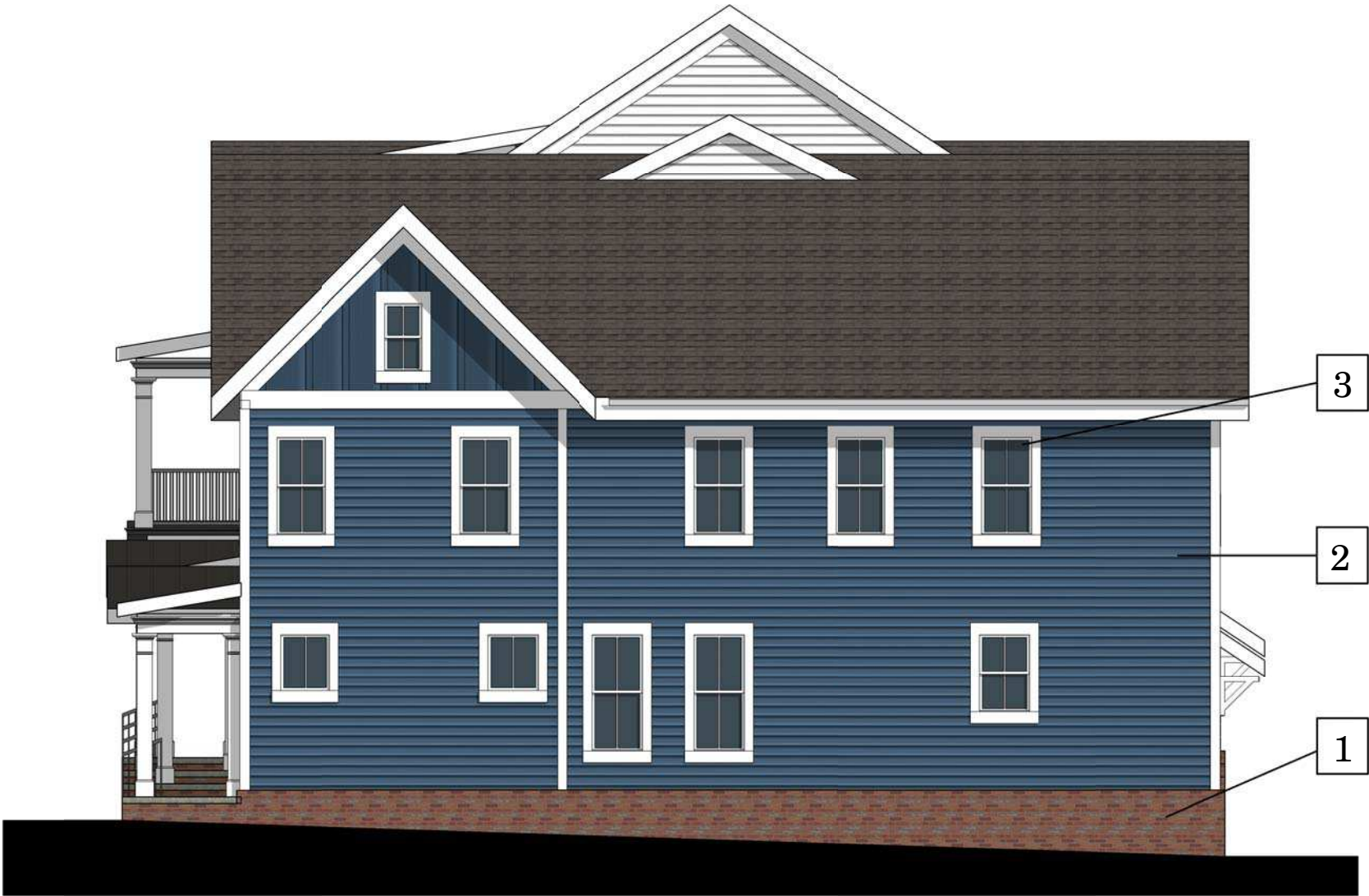
1 FRONT ELEVATION
1/8" = 1'-0"



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



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4053.4 S.F.	N/A
NET AREA OF WALL	3137.8 S.F.	100%
NET BRICK AREA	353.8 S.F.	11.3%
NET SIDING / BOARD AREA	2784 S.F.	88.7%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	3818.7 S.F.	N/A
NET AREA OF WALL	2871.8 S.F.	100%
NET BRICK AREA	215.7 S.F.	7.5%
NET SIDING / BOARD AREA	2656.1 S.F.	92.5%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1248.5 S.F.	N/A
NET AREA OF WALL	1106.2 S.F.	100%
NET BRICK AREA	151.2 S.F.	13.7%
NET SIDING / BOARD AREA	955 S.F.	86.3%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1248.5 S.F.	N/A
NET AREA OF WALL	1106.2 S.F.	100%
NET BRICK AREA	151.2 S.F.	13.7%
NET SIDING / BOARD AREA	955 S.F.	86.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS/CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

19 FT
TOWNHOME

A002

2/2/2017 11:53:53 AM



1 FRONT
1/8" = 1'-0"



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



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4239.11 S.F.	N/A
NET AREA OF WALL	3406.7 S.F.	100%
NET BRICK AREA	356.7 S.F.	10.5%
NET SIDING / BOARD AREA	3050 S.F.	89.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4239.11 S.F.	N/A
NET AREA OF WALL	2819.8 S.F.	100%
NET BRICK AREA	95.1 S.F.	3.3%
NET SIDING / BOARD AREA	2724.7 S.F.	96.7%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1286.7 S.F.	N/A
NET AREA OF WALL	1175.3 S.F.	100%
NET BRICK AREA	147 S.F.	12.5%
NET SIDING / BOARD AREA	1028.3 S.F.	87.5%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1286.7 S.F.	N/A
NET AREA OF WALL	1175.3 S.F.	100%
NET BRICK AREA	147 S.F.	12.5%
NET SIDING / BOARD AREA	1028.3 S.F.	87.5%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

22 FT
TOWNHOME

A003



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



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



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4239.11 S.F.	N/A
NET AREA OF WALL	3406.7 S.F.	100%
NET BRICK AREA	356.7 S.F.	10.5%
NET SIDING / BOARD AREA	3050 S.F.	89.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4239.11 S.F.	N/A
NET AREA OF WALL	2819.8 S.F.	100%
NET BRICK AREA	95.1 S.F.	3.3%
NET SIDING / BOARD AREA	2724.7 S.F.	96.7%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1286.7 S.F.	N/A
NET AREA OF WALL	1175.3 S.F.	100%
NET BRICK AREA	147 S.F.	12.5%
NET SIDING / BOARD AREA	1028.3 S.F.	87.5%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1286.7 S.F.	N/A
NET AREA OF WALL	1175.3 S.F.	100%
NET BRICK AREA	147 S.F.	12.5%
NET SIDING / BOARD AREA	1028.3 S.F.	87.5%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

22 FT
TOWNHOME

A004



MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRO NTELEVATIO N	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1213.2 S.F.	N/A
NET AREA OF WALL	1030.1 S.F.	100%
NET BRICK AREA	119.2 S.F.	11.6%
NET SIDING / BOARD AREA	910.9 S.F.	88.4%

BACKELEVATIO N	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	937.5 S.F.	N/A
NET AREA OF WALL	652.2 S.F.	100%
NET BRICK AREA	85.8 S.F.	13.2%
NET SIDING / BOARD AREA	566.4 S.F.	86.8%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1265.8 S.F.	N/A
NET AREA OF WALL	1154.7 S.F.	100%
NET BRICK AREA	141.8 S.F.	12.3%
NET SIDING / BOARD AREA	1012.9 S.F.	87.7%

RIG HTELEVATIO N	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1257.2 S.F.	N/A
NET AREA OF WALL	1121.9 S.F.	100%
NET BRICK AREA	136.7 S.F.	12.2%
NET SIDING / BOARD AREA	985.2 S.F.	87.8%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE TNS/CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

22 FT TO WNHOMEDUPLEX "A"

A005



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



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



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALLUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1213.2 S.F.	N/A
NET AREA OF WALL	1030.1 S.F.	100%
NET BRICK AREA	119.2 S.F.	11.6%
NET SIDING / BOARD AREA	910.9 S.F.	88.4%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	937.5 S.F.	N/A
NET AREA OF WALL	652.2 S.F.	100%
NET BRICK AREA	85.8 S.F.	13.2%
NET SIDING / BOARD AREA	566.4 S.F.	86.8%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1265.8 S.F.	N/A
NET AREA OF WALL	1154.7 S.F.	100%
NET BRICK AREA	141.8 S.F.	12.3%
NET SIDING / BOARD AREA	1012.9 S.F.	87.7%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1257.2 S.F.	N/A
NET AREA OF WALL	1121.9 S.F.	100%
NET BRICK AREA	136.7 S.F.	12.2%
NET SIDING / BOARD AREA	985.2 S.F.	87.8%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE TNS/CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

22 FT TO WNHOMEDUPLEX "A"

A006



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1123.4 S.F.	N/A
NET AREA OF WALL	948.1 S.F.	100%
NET BRICK AREA	102.9 S.F.	10.8%
NET SIDING / BOARD AREA	845.2 S.F.	89.2%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1098.4 S.F.	N/A
NET AREA OF WALL	731.8 S.F.	100%
NET BRICK AREA	28.4 S.F.	3.9%
NET SIDING / BOARD AREA	703.4 S.F.	96.1%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1203.8 S.F.	N/A
NET AREA OF WALL	1093 S.F.	100%
NET BRICK AREA	136.5 S.F.	12.5%
NET SIDING / BOARD AREA	956.5 S.F.	87.5%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1296.9 S.F.	N/A
NET AREA OF WALL	1160.3 S.F.	100%
NET BRICK AREA	1138.5 S.F.	11.9%
NET SIDING / BOARD AREA	1021.8 S.F.	88.1%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
-----	-------------	------

Project Number

16.1157

22 FT TOWN HOME
DUPLX "B"

A007



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1123.4 S.F.	N/A
NET AREA OF WALL	948.1 S.F.	100%
NET BRICK AREA	102.9 S.F.	10.8%
NET SIDING / BOARD AREA	845.2 S.F.	89.2%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1098.4 S.F.	N/A
NET AREA OF WALL	731.8 S.F.	100%
NET BRICK AREA	28.4 S.F.	3.9%
NET SIDING / BOARD AREA	703.4 S.F.	96.1%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1203.8 S.F.	N/A
NET AREA OF WALL	1093 S.F.	100%
NET BRICK AREA	136.5 S.F.	12.5%
NET SIDING / BOARD AREA	956.5 S.F.	87.5%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1296.9 S.F.	N/A
NET AREA OF WALL	1160.3 S.F.	100%
NET BRICK AREA	1138.5 S.F.	11.9%
NET SIDING / BOARD AREA	1021.8 S.F.	88.1%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
-----	-------------	------

Project Number

16.1157

22 FT TO W/ N HOME -
DUPLEX "B"

A008



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1082.8 S.F.	N/A
NET AREA OF WALL	866.2 S.F.	100%
NET BRICK AREA	102.9 S.F.	11.9%
NET SIDING / BOARD AREA	763.3 S.F.	88.1%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	927 S.F.	N/A
NET AREA OF WALL	564.8 S.F.	100%
NET BRICK AREA	28.4 S.F.	5%
NET SIDING / BOARD AREA	536.4 S.F.	95%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1263.3 S.F.	N/A
NET AREA OF WALL	1151.4 S.F.	100%
NET BRICK AREA	49 S.F.	4.3%
NET SIDING / BOARD AREA	1002.4 S.F.	95.7%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1270.2 S.F.	N/A
NET AREA OF WALL	1130.1 S.F.	100%
NET BRICK AREA	138.8 S.F.	12.3%
NET SIDING / BOARD AREA	991.3 S.F.	87.7%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

22 FT TO W/WHOME -
DUPLX "C"

A009

2/2/2017 11:45:48 AM



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1082.8 S.F.	N/A
NET AREA OF WALL	866.2 S.F.	100%
NET BRICK AREA	102.9 S.F.	11.9%
NET SIDING / BOARD AREA	763.3 S.F.	88.1%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	927 S.F.	N/A
NET AREA OF WALL	564.8 S.F.	100%
NET BRICK AREA	28.4 S.F.	5%
NET SIDING / BOARD AREA	536.4 S.F.	95%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1263.3 S.F.	N/A
NET AREA OF WALL	1151.4 S.F.	100%
NET BRICK AREA	49 S.F.	4.3%
NET SIDING / BOARD AREA	1002.4 S.F.	95.7%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1270.2 S.F.	N/A
NET AREA OF WALL	1130.1 S.F.	100%
NET BRICK AREA	138.8 S.F.	12.3%
NET SIDING / BOARD AREA	991.3 S.F.	87.7%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

22 FT TO WNHOMEDUPLEX "C"

A010



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1268 S.F.	N/A
NET AREA OF WALL	907 S.F.	100%
NET BRICK AREA	47 S.F.	5.2%
NET SIDING / BOARD AREA	860 S.F.	94.8%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1169 S.F.	N/A
NET AREA OF WALL	683 S.F.	100%
NET BRICK AREA	65 S.F.	9.6%
NET SIDING / BOARD AREA	618 S.F.	90.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1419 S.F.	N/A
NET AREA OF WALL	1277 S.F.	100%
NET BRICK AREA	150 S.F.	11.8%
NET SIDING / BOARD AREA	1127 S.F.	88.2%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1468 S.F.	N/A
NET AREA OF WALL	1371 S.F.	100%
NET BRICK AREA	63 S.F.	4.6%
NET SIDING / BOARD AREA	1308 S.F.	95.4%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPLEX "A"

A011



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1268 S.F.	N/A
NET AREA OF WALL	907 S.F.	100%
NET BRICK AREA	47 S.F.	5.2%
NET SIDING / BOARD AREA	860 S.F.	94.8%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1169 S.F.	N/A
NET AREA OF WALL	683 S.F.	100%
NET BRICK AREA	65 S.F.	9.6%
NET SIDING / BOARD AREA	618 S.F.	90.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1419 S.F.	N/A
NET AREA OF WALL	1277 S.F.	100%
NET BRICK AREA	150 S.F.	11.8%
NET SIDING / BOARD AREA	1127 S.F.	88.2%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1468 S.F.	N/A
NET AREA OF WALL	1371 S.F.	100%
NET BRICK AREA	63 S.F.	4.6%
NET SIDING / BOARD AREA	1308 S.F.	95.4%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPELX "A"

A012



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1342 S.F.	N/A
NET AREA OF WALL	968 S.F.	100%
NET BRICK AREA	47 S.F.	4.9%
NET SIDING / BOARD AREA	921 S.F.	95.1%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1203 S.F.	N/A
NET AREA OF WALL	757 S.F.	100%
NET BRICK AREA	65 S.F.	8.6%
NET SIDING / BOARD AREA	692 S.F.	91.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1488 S.F.	N/A
NET AREA OF WALL	1386 S.F.	100%
NET BRICK AREA	63 S.F.	4.6%
NET SIDING / BOARD AREA	1323 S.F.	95.4%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1484 S.F.	N/A
NET AREA OF WALL	1342 S.F.	100%
NET BRICK AREA	157 S.F.	11.7%
NET SIDING / BOARD AREA	1185 S.F.	88.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPLEX "B"

A013

2/2/2017 11:39:40 AM



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1342 S.F.	N/A
NET AREA OF WALL	968 S.F.	100%
NET BRICK AREA	47 S.F.	4.9%
NET SIDING / BOARD AREA	921 S.F.	95.1%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1203 S.F.	N/A
NET AREA OF WALL	757 S.F.	100%
NET BRICK AREA	65 S.F.	8.6%
NET SIDING / BOARD AREA	692 S.F.	91.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1488 S.F.	N/A
NET AREA OF WALL	1386 S.F.	100%
NET BRICK AREA	63 S.F.	4.6%
NET SIDING / BOARD AREA	1323 S.F.	95.4%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1484 S.F.	N/A
NET AREA OF WALL	1342 S.F.	100%
NET BRICK AREA	157 S.F.	11.7%
NET SIDING / BOARD AREA	1185 S.F.	88.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPLEX "B"

A014



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1333 S.F.	N/A
NET AREA OF WALL	959 S.F.	100%
NET BRICK AREA	47 S.F.	5.0%
NET SIDING / BOARD AREA	912 S.F.	95.0%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	756 S.F.	100%
NET BRICK AREA	65 S.F.	8.6%
NET SIDING / BOARD AREA	691 S.F.	91.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1416 S.F.	N/A
NET AREA OF WALL	1290 S.F.	100%
NET BRICK AREA	63 S.F.	4.9%
NET SIDING / BOARD AREA	1227 S.F.	95.1%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1414 S.F.	N/A
NET AREA OF WALL	1326 S.F.	100%
NET BRICK AREA	150 S.F.	11.4%
NET SIDING / BOARD AREA	1176 S.F.	88.6%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
-----	-------------	------

Project Number

16.1157

DUPLEX "C"

A015



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1333 S.F.	N/A
NET AREA OF WALL	959 S.F.	100%
NET BRICK AREA	47 S.F.	5.0%
NET SIDING / BOARD AREA	912 S.F.	95.0%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	756 S.F.	100%
NET BRICK AREA	65 S.F.	8.6%
NET SIDING / BOARD AREA	691 S.F.	91.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1416 S.F.	N/A
NET AREA OF WALL	1290 S.F.	100%
NET BRICK AREA	63 S.F.	4.9%
NET SIDING / BOARD AREA	1227 S.F.	95.1%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1414 S.F.	N/A
NET AREA OF WALL	1326 S.F.	100%
NET BRICK AREA	150 S.F.	11.4%
NET SIDING / BOARD AREA	1176 S.F.	88.6%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
-----	-------------	------

Project Number
16.1157

DUPLEX "C"

A016



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1387 S.F.	N/A
NET AREA OF WALL	1035 S.F.	100%
NET BRICK AREA	47 S.F.	4.6%
NET SIDING / BOARD AREA	988 S.F.	95.4%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1170 S.F.	N/A
NET AREA OF WALL	684 S.F.	100%
NET BRICK AREA	65 S.F.	9.6%
NET SIDING / BOARD AREA	619 S.F.	90.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1505 S.F.	N/A
NET AREA OF WALL	1372 S.F.	100%
NET BRICK AREA	69 S.F.	5.1%
NET SIDING / BOARD AREA	1303 S.F.	94.9%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1071 S.F.	N/A
NET AREA OF WALL	964 S.F.	100%
NET BRICK AREA	137 S.F.	14.3%
NET SIDING / BOARD AREA	827 S.F.	85.7%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

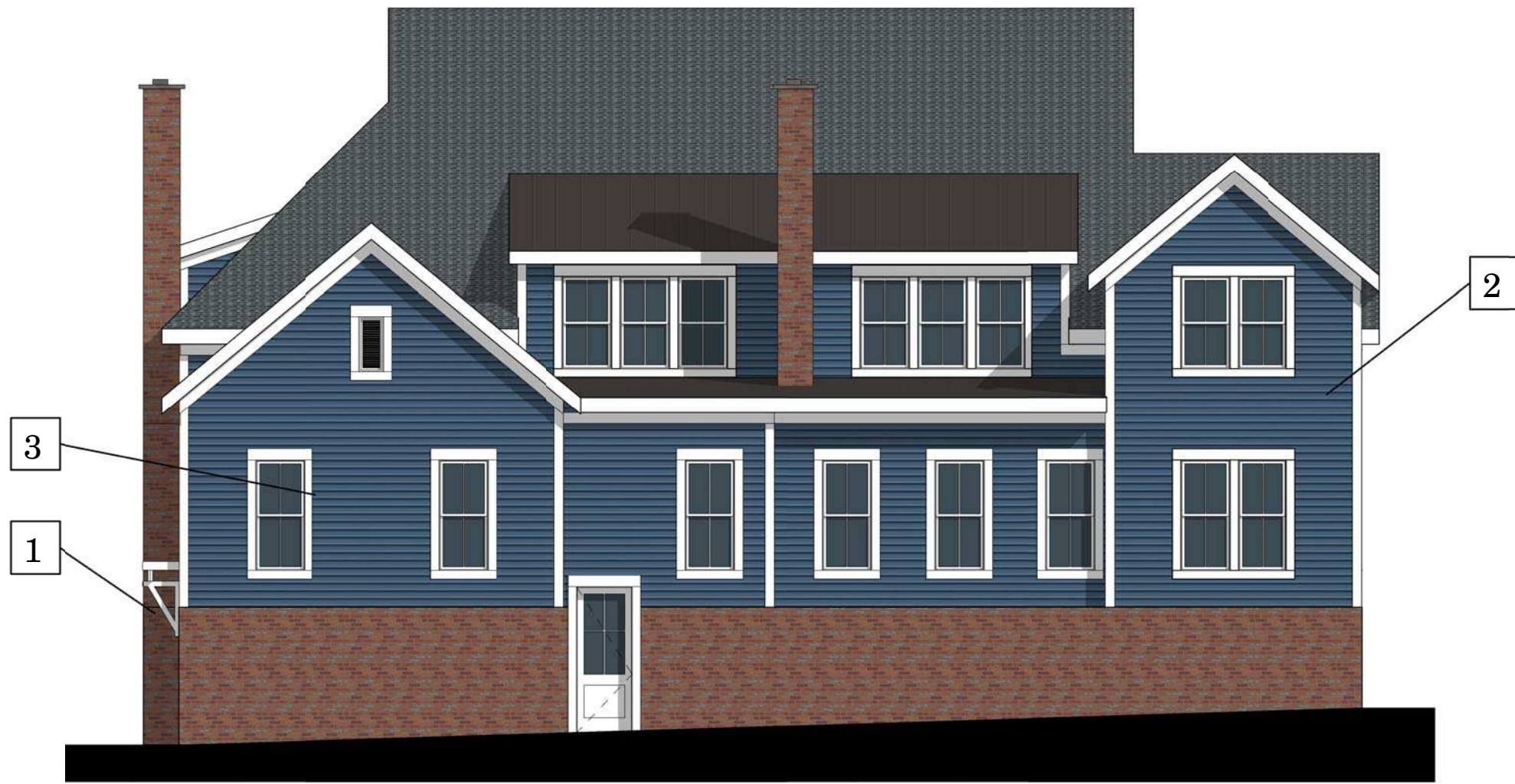
16.1157

DUPLEX "D"

A017



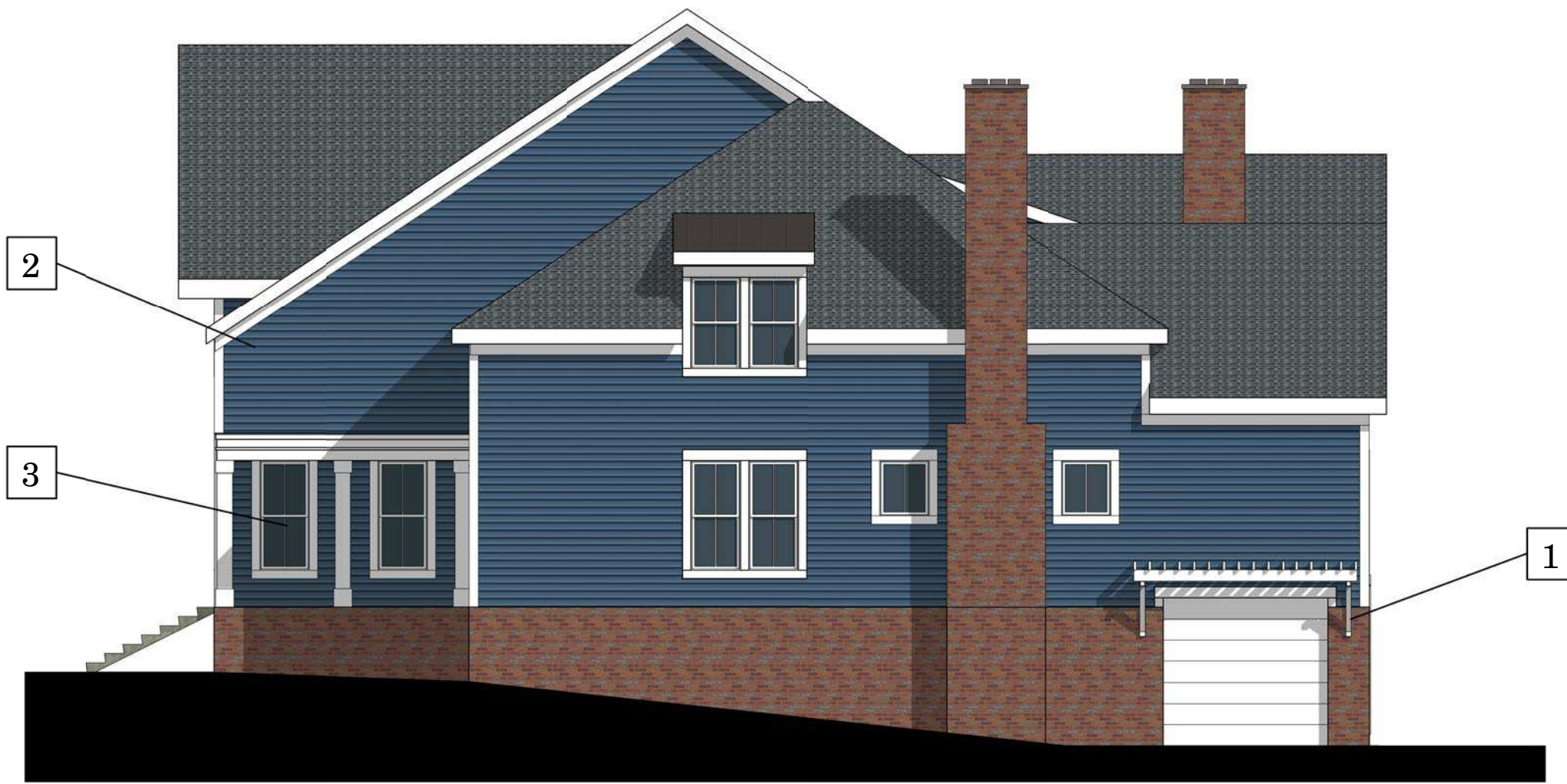
1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1387 S.F.	N/A
NET AREA OF WALL	1035 S.F.	100%
NET BRICK AREA	47 S.F.	4.6%
NET SIDING / BOARD AREA	988 S.F.	95.4%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1170 S.F.	N/A
NET AREA OF WALL	684 S.F.	100%
NET BRICK AREA	65 S.F.	9.6%
NET SIDING / BOARD AREA	619 S.F.	90.4%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1505 S.F.	N/A
NET AREA OF WALL	1372 S.F.	100%
NET BRICK AREA	69 S.F.	5.1%
NET SIDING / BOARD AREA	1303 S.F.	94.9%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1071 S.F.	N/A
NET AREA OF WALL	964 S.F.	100%
NET BRICK AREA	137 S.F.	14.3%
NET SIDING / BOARD AREA	827 S.F.	85.7%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPELX "D"

A018



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1370 S.F.	N/A
NET AREA OF WALL	1055 S.F.	100%
NET BRICK AREA	47 S.F.	4.5%
NET SIDING / BOARD AREA	1008 S.F.	95.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1167 S.F.	N/A
NET AREA OF WALL	722 S.F.	100%
NET BRICK AREA	65 S.F.	9.1%
NET SIDING / BOARD AREA	657 S.F.	90.9%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1437 S.F.	N/A
NET AREA OF WALL	1315 S.F.	100%
NET BRICK AREA	63 S.F.	4.8%
NET SIDING / BOARD AREA	1252 S.F.	95.2%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1433 S.F.	N/A
NET AREA OF WALL	1292 S.F.	100%
NET BRICK AREA	150 S.F.	11.7%
NET SIDING / BOARD AREA	1142 S.F.	88.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPLEX "E"

A019



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1370 S.F.	N/A
NET AREA OF WALL	1055 S.F.	100%
NET BRICK AREA	47 S.F.	4.5%
NET SIDING / BOARD AREA	1008 S.F.	95.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1167 S.F.	N/A
NET AREA OF WALL	722 S.F.	100%
NET BRICK AREA	65 S.F.	9.1%
NET SIDING / BOARD AREA	657 S.F.	90.9%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1437 S.F.	N/A
NET AREA OF WALL	1315 S.F.	100%
NET BRICK AREA	63 S.F.	4.8%
NET SIDING / BOARD AREA	1252 S.F.	95.2%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1433 S.F.	N/A
NET AREA OF WALL	1292 S.F.	100%
NET BRICK AREA	150 S.F.	11.7%
NET SIDING / BOARD AREA	1142 S.F.	88.3%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1157

DUPLEX "E"

A020



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1347 S.F.	N/A
NET AREA OF WALL	986 S.F.	100%
NET BRICK AREA	47 S.F.	4.8%
NET SIDING / BOARD AREA	939 S.F.	95.2%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	755 S.F.	100%
NET BRICK AREA	65 S.F.	9.7%
NET SIDING / BOARD AREA	690 S.F.	91.3%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1436 S.F.	N/A
NET AREA OF WALL	1294 S.F.	100%
NET BRICK AREA	150 S.F.	11.6%
NET SIDING / BOARD AREA	1144 S.F.	88.4%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1469 S.F.	N/A
NET AREA OF WALL	1322 S.F.	100%
NET BRICK AREA	63 S.F.	4.8%
NET SIDING / BOARD AREA	1259 S.F.	95.2%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

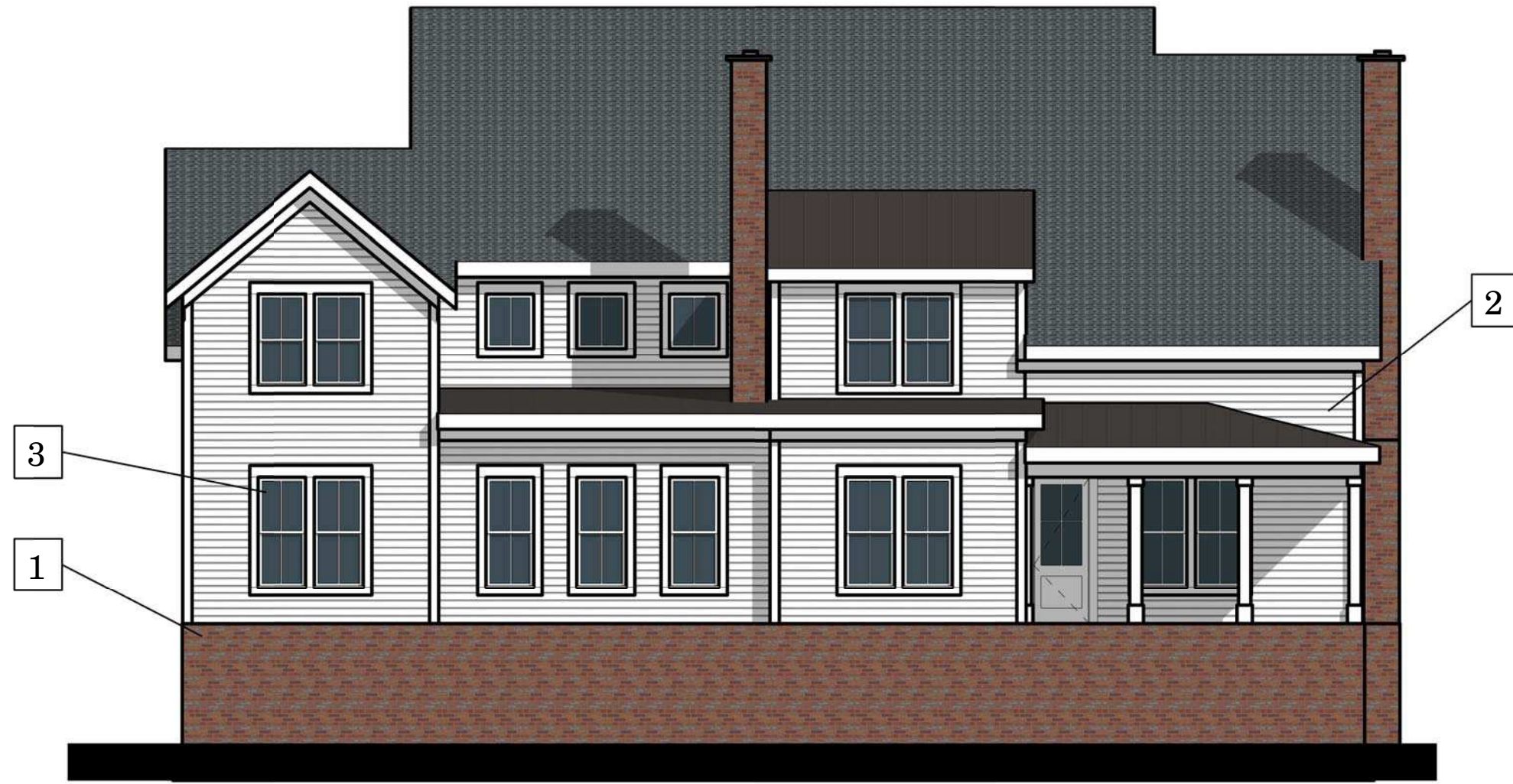
16.1157

DUPLEX "F"

A021



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1347 S.F.	N/A
NET AREA OF WALL	986 S.F.	100%
NET BRICK AREA	47 S.F.	4.8%
NET SIDING / BOARD AREA	939 S.F.	95.2%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	755 S.F.	100%
NET BRICK AREA	65 S.F.	9.7%
NET SIDING / BOARD AREA	690 S.F.	91.3%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1436 S.F.	N/A
NET AREA OF WALL	1294 S.F.	100%
NET BRICK AREA	150 S.F.	11.6%
NET SIDING / BOARD AREA	1144 S.F.	88.4%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1469 S.F.	N/A
NET AREA OF WALL	1322 S.F.	100%
NET BRICK AREA	63 S.F.	4.8%
NET SIDING / BOARD AREA	1259 S.F.	95.2%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
-----	-------------	------

Project Number
16.1157

DUPLEX 'F'

A022



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1347 S.F.	N/A
NET AREA OF WALL	983 S.F.	100%
NET BRICK AREA	47 S.F.	4.7%
NET SIDING / BOARD AREA	936 S.F.	95.3%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	929 S.F.	100%
NET BRICK AREA	65 S.F.	7.0%
NET SIDING / BOARD AREA	864 S.F.	93.0%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1447 S.F.	N/A
NET AREA OF WALL	1346 S.F.	100%
NET BRICK AREA	63 S.F.	4.7%
NET SIDING / BOARD AREA	1283 S.F.	95.3%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1414 S.F.	N/A
NET AREA OF WALL	1294 S.F.	100%
NET BRICK AREA	150 S.F.	11.6%
NET SIDING / BOARD AREA	1144 S.F.	88.4%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

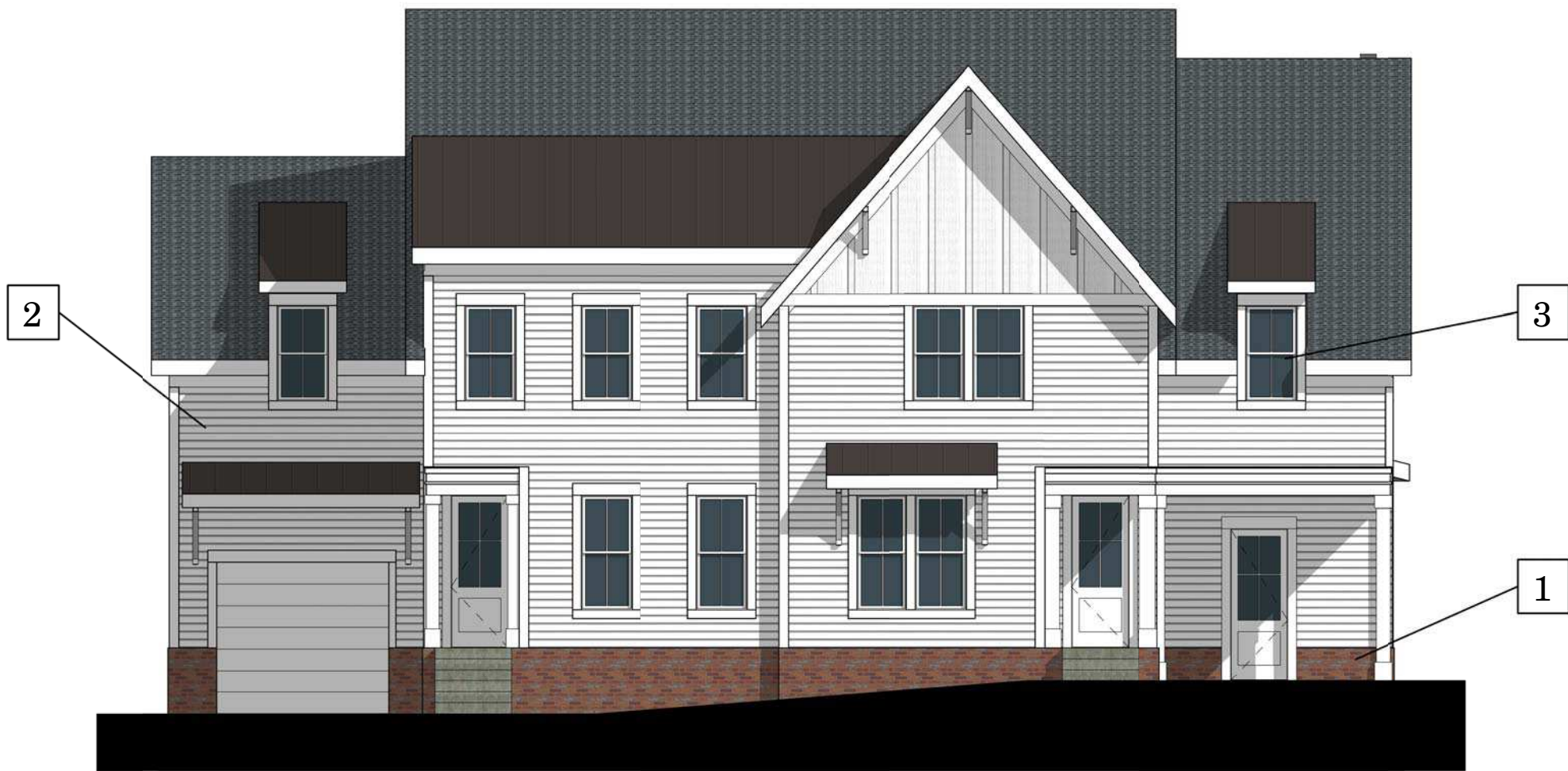
NO. DESCRIPTION DATE

Project Number

16.1157

DUPLIX "G"

A023



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

MATERIALS LEGEND

- 1 BRICK
- 2 HARDIE SIDING
- 3 ALUM-CLAD WINDOWS

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1347 S.F.	N/A
NET AREA OF WALL	983 S.F.	100%
NET BRICK AREA	47 S.F.	4.7%
NET SIDING / BOARD AREA	936 S.F.	95.3%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1201 S.F.	N/A
NET AREA OF WALL	929 S.F.	100%
NET BRICK AREA	65 S.F.	7.0%
NET SIDING / BOARD AREA	864 S.F.	93.0%

LEFT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1447 S.F.	N/A
NET AREA OF WALL	1346 S.F.	100%
NET BRICK AREA	63 S.F.	4.7%
NET SIDING / BOARD AREA	1283 S.F.	95.3%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1414 S.F.	N/A
NET AREA OF WALL	1294 S.F.	100%
NET BRICK AREA	150 S.F.	11.6%
NET SIDING / BOARD AREA	1144 S.F.	88.4%

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND TO MEET THE APPROVAL OF THE PLANNING COMMISSION AND SECTION 5.3 OF THE ZONING ORDINANCE. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT (615) 792-7012
FRANKLIN PLANNING DEPARTMENT (615) 791-3212



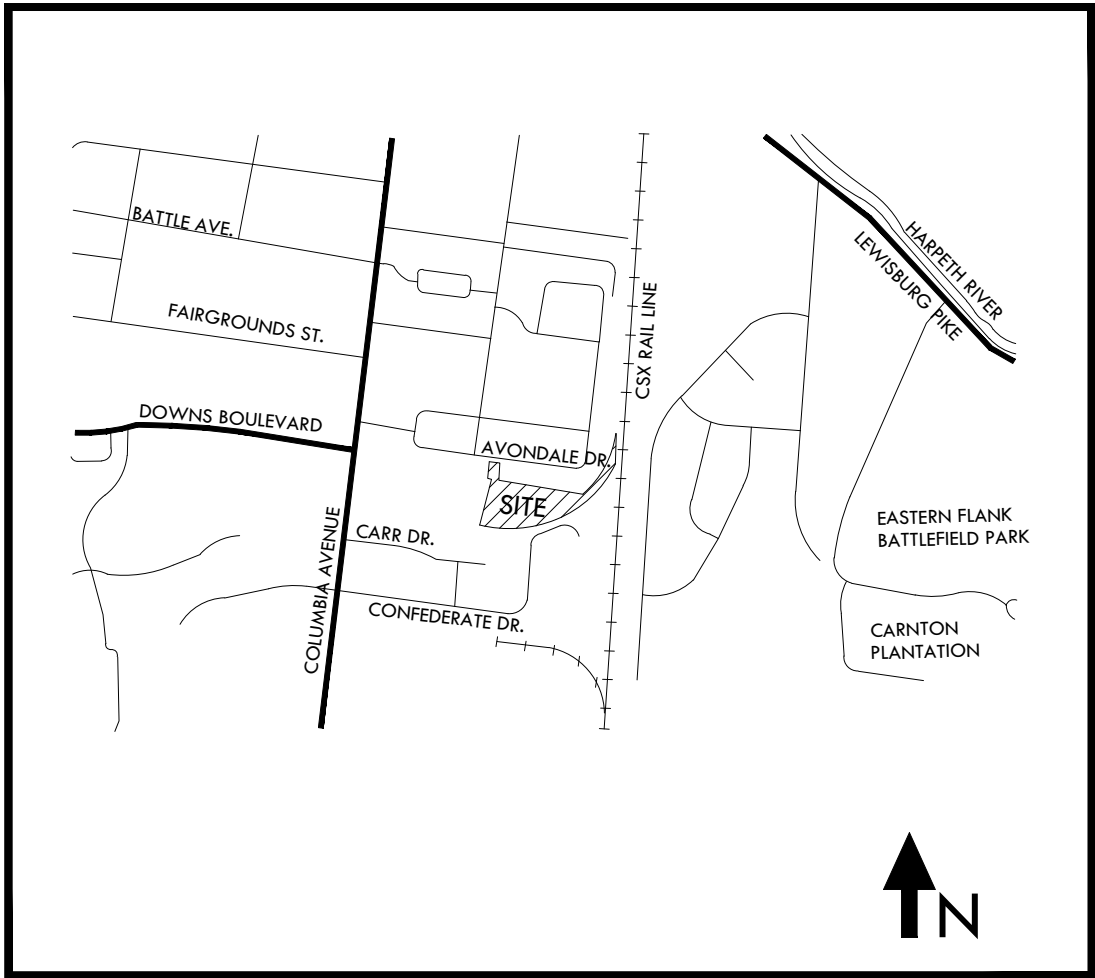
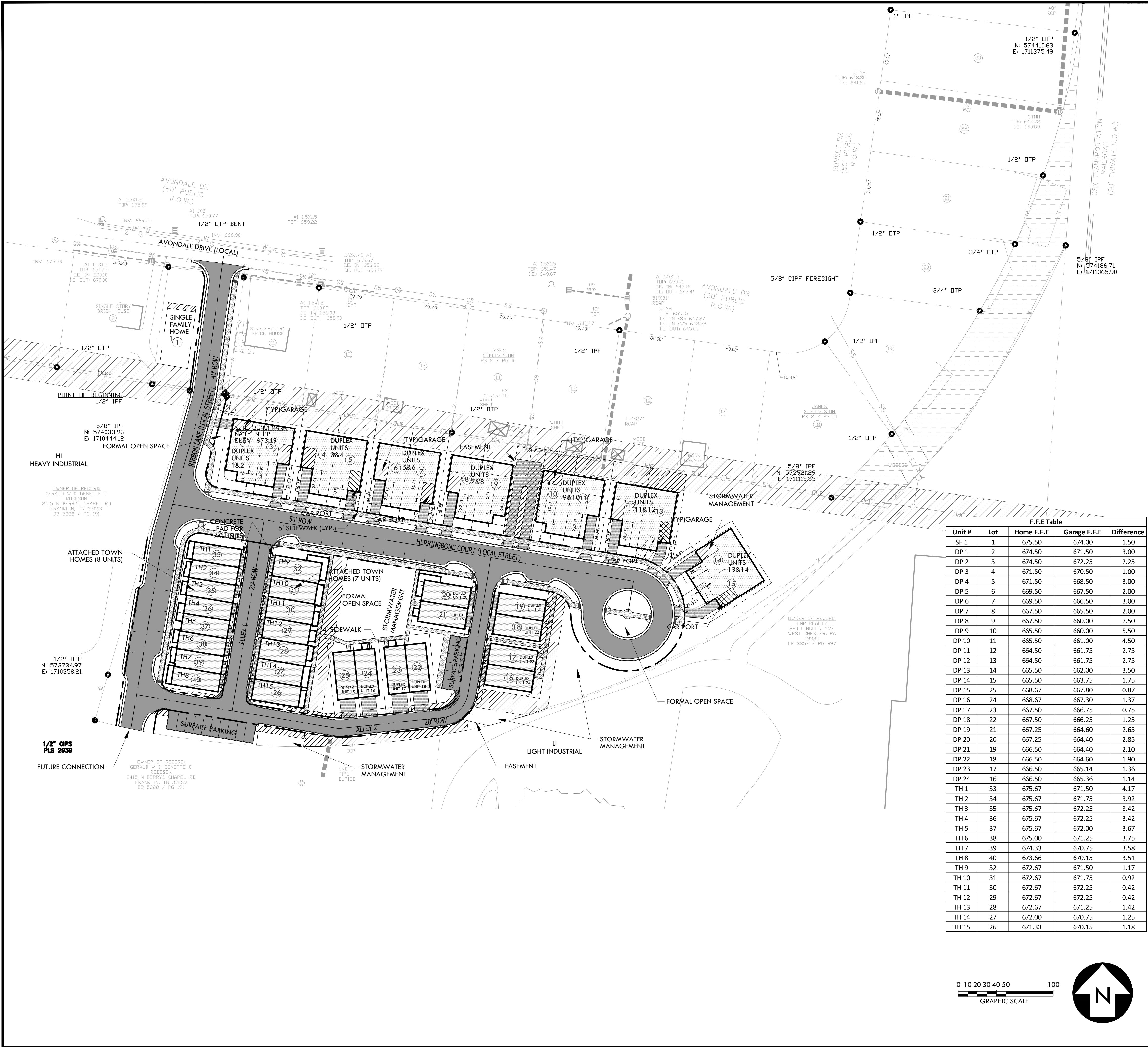
2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number
16.1157

DUPELX "G"

A024



VICINITY MAP
NO SCALE

SITE DATA

PROJECT NAME	AVONDALE COTTAGES
PROJECT NUMBER:	6303
SUBDIVISION:	N/A
ADDRESS:	302 AVONDALE DRIVE, FRANKLIN
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
OWNER INFO:	AVONDALE PARK PARTNERS LLC 381 MALLORY STATION RD. SUITE 204 FRANKLIN, TN 37067 (615)369-9009 WORK black@bristoldevelopment.com
CIVIL DISTRICT:	9TH
LEGAL DESCRIPTION:	BEING ALL OF PARCEL 12.00, MAP 078N D AND A PORTION OF PARCEL 11.00, MAP 178N D.
ACREAGE OF SITE:	+/- 5.3 ACRES
SQUARE FOOTAGE OF SITE:	231,277.24 SF
EXISTING ZONING:	SD-R 7.55
PROPOSED RESIDENTIAL UNITS:	40 TOTAL DWELLINGS 1 (S) SINGLE FAMILY DWELLING 24 (D) DUPLEX UNITS 15 (T) TOWN HOME UNITS
RESIDENTIAL DENSITY:	7.55 DU/A
CHARACTER AREA:	CFCD - 3
OVERLAY:	A PORTION OF THE PROPERTY IS LOCATED WITHIN THE COLUMBIA AVE OVERLAY DISTRICT
DEVELOPMENT STANDARD (PROPOSED):	TRADITIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ROW	ABANDONED BATTLEFIELD BRANCH OF THE CSX RAILROAD RUNS ALONG THE SOUTHERN EDGE OF THE SUBJECT PROPERTY
PROPOSED SETBACKS:	5' FRONT 5' SIDE 5' REAR
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	1 SINGLE FAMILY HOME = 2 SPACES 24 - 3BR DUPLEXES = 72 SPACES 9 - 3BR TOWNHOMES = 27 SPACES 6 - 2BR TOWNHOMES = 15 SPACES TOTAL REQUIRED = 116 SPACES
PARKING PROVIDED:	GARAGES: 58 DRIVEWAYS: 33 ON STREET PARALLEL: 17 SURFACE PARKING: 16 TOTAL: 124
PARKLAND DEDICATION:	FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID FOR 1.17 ACRES PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THE SUBDIVISION
OPEN SPACE SET-ASIDE:	10,056.4 SF (5%) FORMAL: 10,056.4 SF (1.00%) INFORMAL: N/A (0%) 13,360 SF (6%) FORMAL: 13,360 SF (5%) INFORMAL: N/A (0%)
PROVIDED:	
SITE AMENITIES - FORMAL OPEN SPACE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING.	
EXISTING STRUCTURES:	+/- 20,000SF MANUFACTURING FACILITY
MINERAL RIGHTS:	N/A
GAS EASEMENT:	N/A
TVA EASEMENT:	N/A
WETLAND EASEMENT:	40' ELECTRIC EASEMENT ALONG THE NORTHERN PROPERTY LINE.

TREE CANOPY/PRESERVATION PLAN:

EXISTING TREE CANOPY COVERAGE:	48% OF SITE (111,373 SF)
TREE CANOPY RETENTION (MIN):	21.6% (48 EXISTING COVER) X .45 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	49,995 SF
TREE PROTECTION PROVIDED:	45,426 SF

LIGHTING:

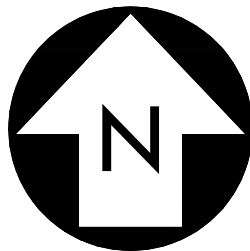
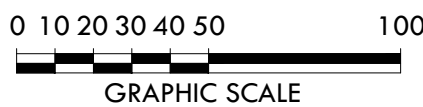
APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

CONNECTIVITY INDEX:

LINKS: 5
NODES: 3
5/3 = 1.67
(1.65 REQUIRED)

PROJECT PHASING:

PROJECT WILL BE DEVELOPED IN ONE PHASE.



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



AVONDALE COTTAGES
SITE PLAN SUBMITTAL - COF # 6303
AVONDALE DRIVE
FRANKLIN, TN

REVISIONS	DATE	No.

02/02/17 15035

C2.1
SITE PLAN



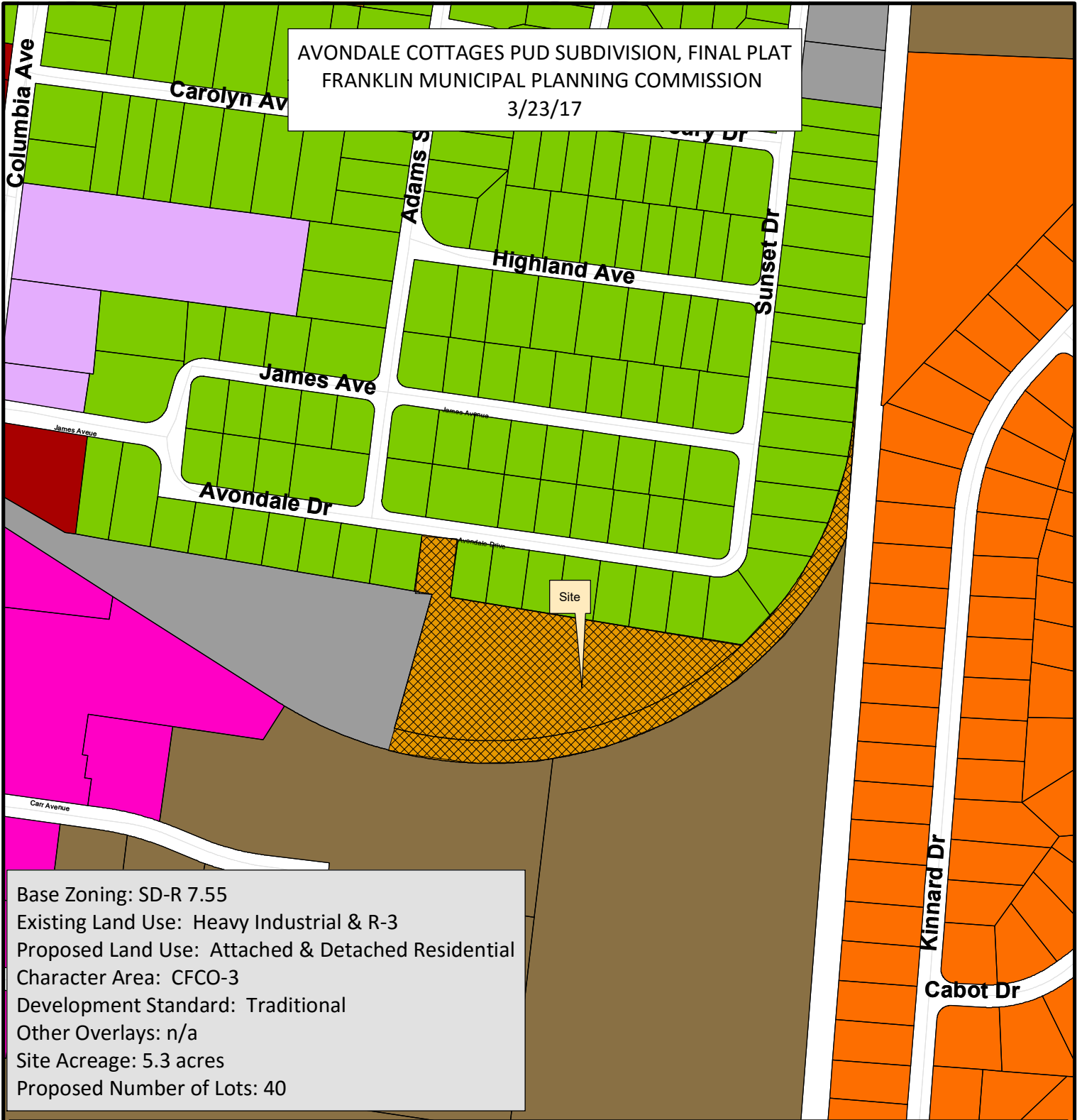


208





AVONDALE COTTAGES PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/17



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



0 200 400 800 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. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

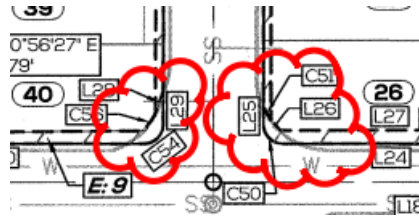
Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

joe.marlo@franklintn.gov The plat is still incorrect.

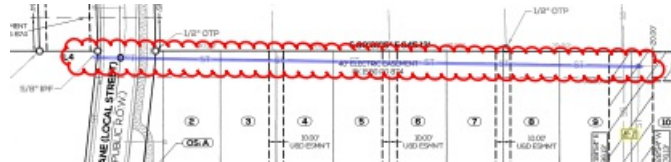
The applicant shall revise the plat to match the site plan and show the clouded areas as access easements.



2. Easements

joe.marlo@franklintn.gov The following is a new comment based on new information shown on the submittal.

Applicant shall provide a 20-foot drainage easement for the new storm sewer clouded below.



[Edited By Joe Marlo]

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6303 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Issues

4. Development Report

brad.baumgartner@franklintn.gov Comment shall stay open until fulfilled. Applicant shall note that the plat cannot be approved until Development Plan has been approved at One Stop.

5. Setbacks

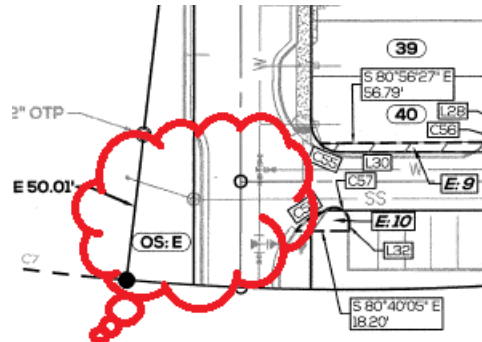
brad.baumgartner@franklin.tn.gov Applicant shall revise townhome setback note to also include note regarding interior townhome units setback from adjacent units.

Water/Sewer

15-095 SPT Avondale Cottages - Final Plat.pdf

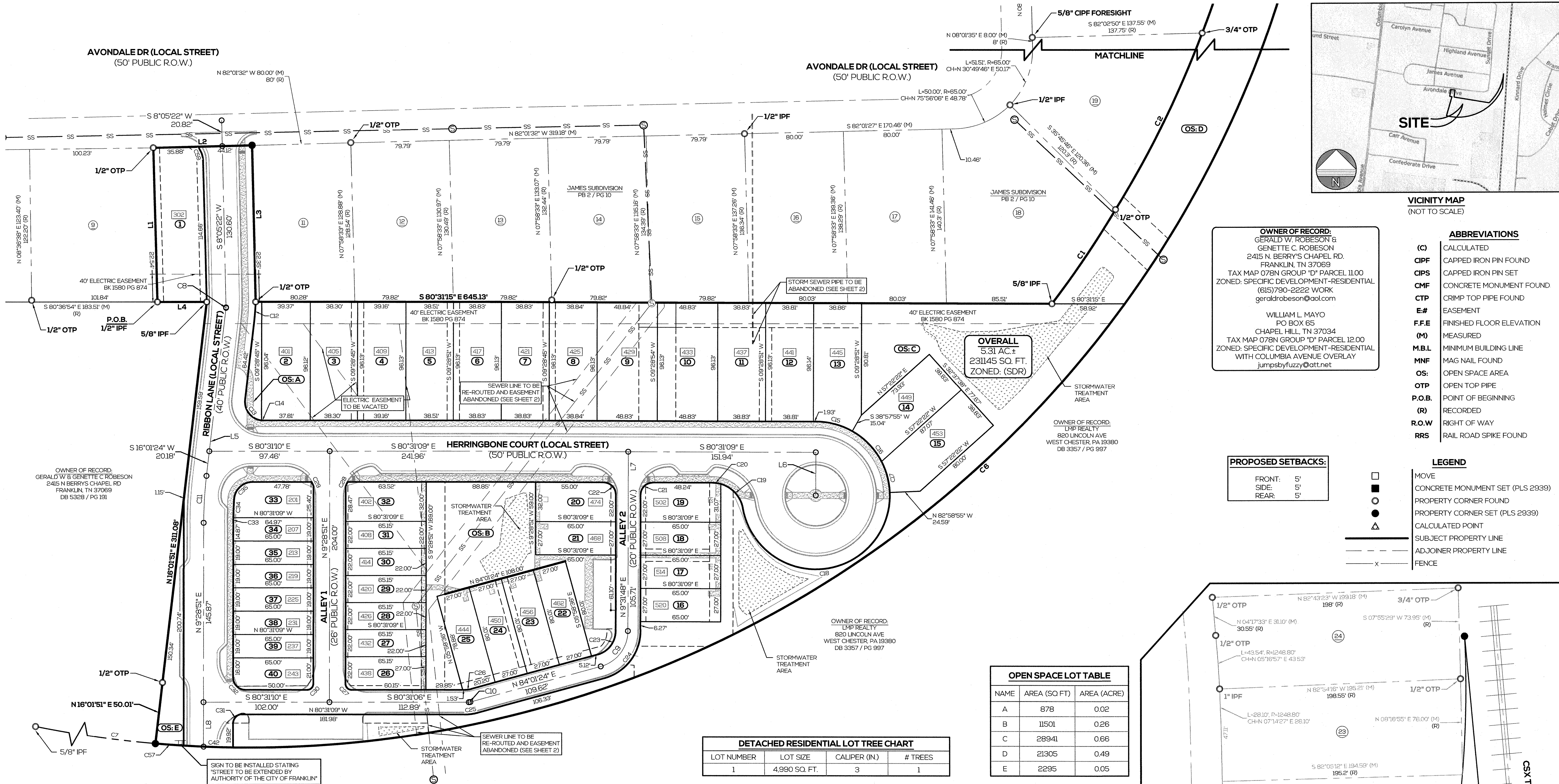
6. Utility easement

ben.mcneil@franklin.tn.gov The proposed service location to the neighboring body shop must have a minimum of 20' sanitary sewer easement for maintenance.



The sanitary sewer easement for the service to the body shop must be a minimum of 20' easement for maintenance.

[Edited By Ben Mcneil]



OWNER OF RECORD:
GERALD W. ROBESON &
GENETTE C. ROBESON
2415 N. BERRY'S CHAPEL RD.
FRANKLIN, TN 37059
TAX MAP 078N GROUP 1D PARCEL 1100
ZONED: SPECIFIC DEVELOPMENT-RESIDENTIAL
(S1)790-2222 WORK
geraldrobeson@aol.com

WILLIAM L. MAYO
PO BOX 65
CHAPEL HILL, TN 37034
TAX MAP 078N GROUP 1D PARCEL 1200
ZONED: SPECIFIC DEVELOPMENT-RESIDENTIAL
WITH COLUMBIA AVENUE OVERLAY
jumpsbyfuzzy@att.net

PROPOSED SETBACKS:
FRONT: 5'
SIDE: 5'
REAR: 5'

ABBREVIATIONS

(C) CALCULATED
CIPF CAPPED IRON PIN FOUND
CIPS CAPPED IRON PIN SET
CMF CONCRETE MONUMENT FOUND
CTP CRIMP TOP PIPE FOUND
E# EASEMENT
F.F.E FINISHED FLOOR ELEVATION
(M) MEASURED
M.B.L MINIMUM BUILDING LINE
MNF MAG NAIL FOUND
OS: OPEN SPACE AREA
OTP OPEN TOP PIPE
P.O.B. POINT OF BEGINNING
(R) RECORDED
R.O.W RIGHT OF WAY
RRS RAIL ROAD SPIKE FOUND

LEGEND

MOVE
CONCRETE MONUMENT SET (PLS 2939)
PROPERTY CORNER FOUND
PROPERTY CORNER SET (PLS 2939)
CALCULATED POINT
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
FENCE

OPEN SPACE LOT TABLE			
NAME	AREA (SQ. FT.)	AREA (ACRE)	
A	878	0.02	
B	11501	0.26	
C	28941	0.66	
D	21305	0.49	
E	22395	0.05	

DETACHED RESIDENTIAL LOT TREE CHART			
LOT NUMBER	LOT SIZE	CALIPER (IN.)	# TREES
1	4990 SQ. FT.	3	1

LOT AREA TABLE			
NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
1	DETACHED RESIDENTIAL	4990	0.11
2	DUPLEX	3784	0.09
3	DUPLEX	3681	0.08
4	DUPLEX	3764	0.09
5	DUPLEX	3702	0.08
6	DUPLEX	3733	0.09
7	DUPLEX	3733	0.09
8	DUPLEX	3733	0.09
9	DUPLEX	4694	0.11
10	DUPLEX	4694	0.11
11	DUPLEX	3733	0.09
12	DUPLEX	3731	0.09
13	DUPLEX	3819	0.09
14	DUPLEX	3316	0.08
15	DUPLEX	3531	0.08
16	DUPLEX	1755	0.04
17	DUPLEX	1755	0.04
18	DUPLEX	1755	0.04
19	DUPLEX	2056	0.05
20	DUPLEX	2059	0.05

LOT AREA TABLE			
NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
21	DUPLEX	1755	0.04
22	DUPLEX	2160	0.05
23	DUPLEX	2160	0.05
24	DUPLEX	2160	0.05
25	DUPLEX	2158	0.05
26	TOWNHOME	1754	0.04
27	TOWNHOME	1433	0.03
28	TOWNHOME	1433	0.03
29	TOWNHOME	1433	0.03
30	TOWNHOME	1433	0.03
31	TOWNHOME	1433	0.03
32	TOWNHOME	2082	0.05
33	TOWNHOME	1822	0.04
34	TOWNHOME	1235	0.03
35	TOWNHOME	1235	0.03
36	TOWNHOME	1235	0.03
37	TOWNHOME	1235	0.03
38	TOWNHOME	1235	0.03
39	TOWNHOME	1235	0.03
40	TOWNHOME	1663	0.04

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	92.16'	825.00'	6°24'01"	92.11'	N 43°24'35" E
C2	159.63'	825.00'	11°05'10"	159.38'	N 35°34'17" E
C3	79.60'	825.00'	5°31'41"	79.57'	N 27°57'13" E
C4	77.97'	825.00'	5°24'55"	77.94'	S 22°02'02" W
C5	189.06'	850.00'	12°44'39"	188.67'	S 12°57'10" W
C6	1237.91'	875.00'	81°03'34"	1137.22'	N 63°55'42" E
C7	251.34'	875.00'	16°27'29"	250.48'	N 67°19'55" W
C8	0.42'	3.00'	7°56'29"	0.42'	S 12°03'36" W
C9	39.00'	30.00'	74°29'35"	36.31'	N 46°46'38" E
C10	1.35'	5.00'	15°27'27"	1.34'	S 88°14'53" E
C11	38.17'	366.29'	5°58'12"	38.15'	N 12°51'24" E
C12	15.46'	276.93'	3°11'52"	15.45'	S 13°39'53" W
C13	23.72'	15.00'	90°35'19"	21.32'	S 29°15'49" E
C14	1.56'	15.00'	5°57'41"	1.56'	S 77°32'19" E
C15	30.88'	60.00'	29°29'04"	30.54'	S 65°46'37" E
C16	34.58'	60.00'	33°01'13"	34.10'	S 34°31'29" E
C17	26.21'	60.00'	25°01'58"	26.01'	N 5°29'54" W
C18	180.43'	60.00'	172°17'55"	119.73'	N 86°49'58" W

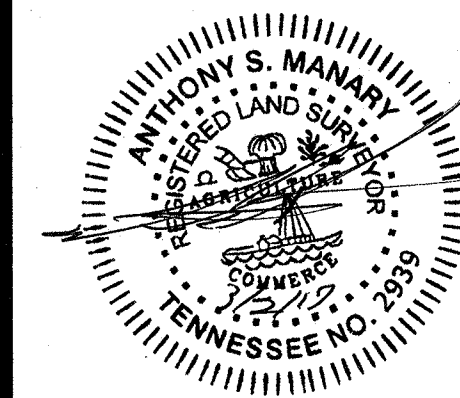
CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C19	27.99'	25.00'	64°08'20"	26.55'	N 32°45'10" W
C20	6.85'	25.00'	15°41'49"	6.83'	N 72°40'15" W
C21	15.71'	10.00'	90°00'00"	14.14'	S 54°28'51" W
C22	15.71'	10.00'	90°00'00"	14.14'	N 35°31'09" W
C23	26.59'	20.02'	76°05'44"	24.68'	N 45°57'27" E
C24	53.45'	40.00'	76°33'43"	49.56'	N 45°46'10" E
C25	10.79'	40.00'	15°27'27"	10.76'	N 88°14'53" W
C26	5.40'	20.00'	15°27'27"	5.38'	S 88°14'53" E
C27	7.85'	5.00'	89°59'58"	7.07'	N 35°31'10" W
C28	3.88'	25.00'	8°54'09"	3.88'	N 34°10'34" E
C29	3.96'	25.00'	9°04'51"	3.96'	N 15°03'39" W
C30	7.85'	5.00'	90°00'00"	7.07'	N 54°28'51" E
C31	9.56'	7.50'	73°03'52"	8.93'	N 47°51'44" E
C32	15.71'	10.00'	89°59'59"	14.14'	S 35°31'10" E
C33	4.13'	300.00'	0°47'18"	4.13'	S 9°52'30" W
C34	14.97'	300.00'	2°51'30"	14.97'	S 11°41'55" W
C35	22.61'	15.00'	86°21'11"	20.53'	S 56°18'15" W

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	124.78'	N 7°52'31" E
L2	80.00'	N 82°01'32" W
L3	126.77'	N 8°05'22" E
L4	39.92'	N 80°31'24" W
L5	117.00'	S 16°01'51" W
L6	35.00'	S 9°28'51" W
L7	40.01'	N 9°27'57" E
L8	36.23'	N 9°28'51" E

FINAL PLAT

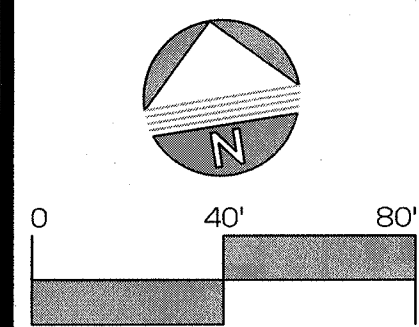
AVONDALE COTTAGES

A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6302



REVISIONS:
10/6/2017 PER CITY REVIEW
02/02/2017 PER CITY REVIEW
03/02/2017 PER CITY REVIEW

DRAWN BY: AGILLSPIE
FIELD DATE: 12/31/2015
OFFICE DATE: 10/21/2016
CHECKED BY: AMANARY
PLOT DATE: 3/22/2017

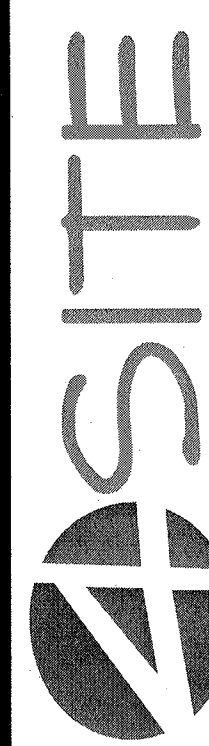


SHEET

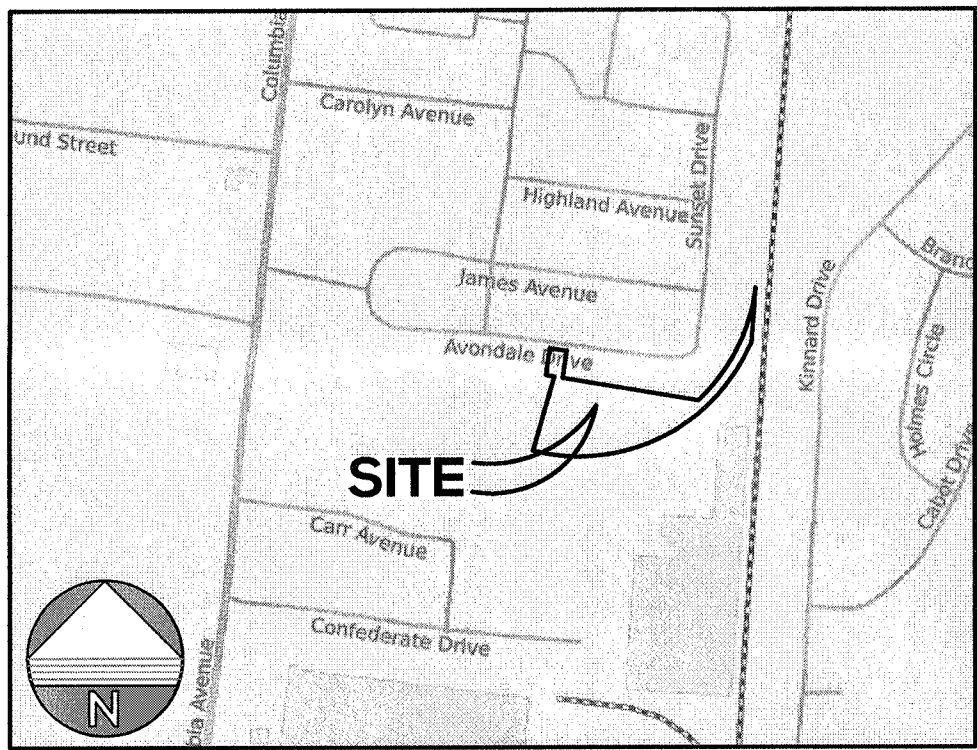
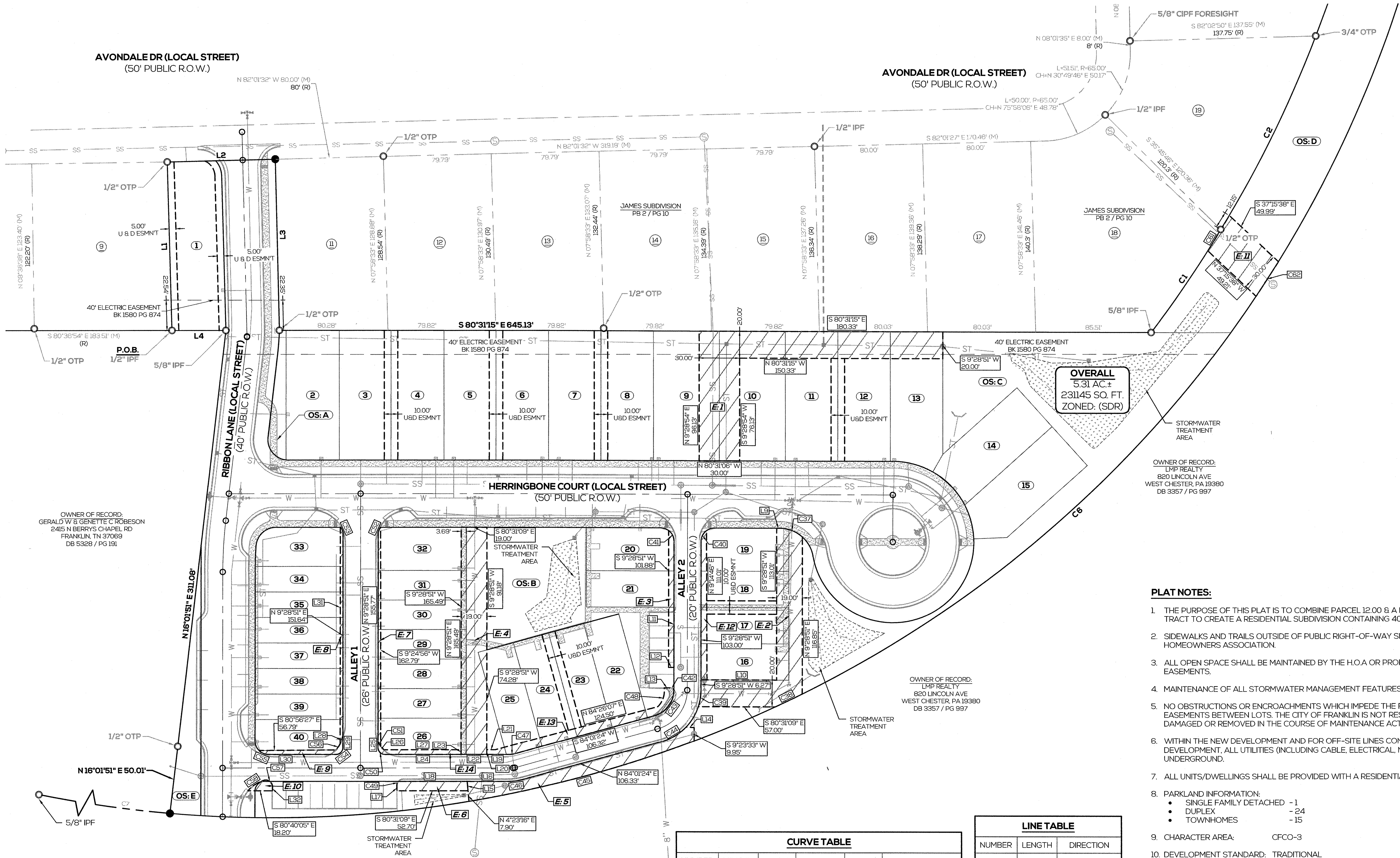
S1

OF 3

PROJECT NO.: 15-095



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
COLLABORATIVE DESIGN • CREATIVE SOLUTIONS
7500 S. Memorial Pkwy. Ste. 209, Huntsville, AL 35892
256.539.1221 www.4siteinc.biz



VICINITY MAP
(NOT TO SCALE)

EASEMENT AREA TABLE			
NUMBER	DESCRIPTION	AREA (SQ. FT)	AREA (ACRE)
1	U & D & ACCESS EASEMENT	5891	0.14
2	WATER EASEMENT	3525	0.08
3	U & D EASEMENT	398	0.01
4	WATER EASEMENT	3211	0.07
5	U & D EASEMENT	1677	0.04
6	U & D EASEMENT	366	0.01
7	U & D & ACCESS EASEMENT	301	0.01
8	U & D & ACCESS EASEMENT	316	0.01
9	U & D & ACCESS EASEMENT	206	0.00
10	U & D EASEMENT	102	0.00
11	SANITARY SEWER EASEMENT	1488	0.03
12	U & D EASEMENT	461	0.01
13	U & D EASEMENT	906	0.02
14	U & D & ACCESS EASEMENT	220	0.01

PLAT NOTES:

- THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 12.00 & A PORTION OF PARCEL 11.00, BOTH SHOWN ON TAX MAP 078N GROUP "D" INTO ONE TRACT TO CREATE A RESIDENTIAL SUBDIVISION CONTAINING 40 LOTS, 5 OPEN AREAS TOTALING 5.31 ACRES MORE OR LESS.
- SIDEWALKS & TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE H.O.A OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
- NO OBSTRUCTIONS OR ENCOACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCOACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- WITHIN THE NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- ALL UNITS/DWELLINGS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13/13R AS APPROPRIATE.
- PARKLAND INFORMATION:
 - SINGLE FAMILY DETACHED -1
 - DUPLEX -24
 - TOWNHOMES -15
- CHARACTER AREA: CF00-3
- DEVELOPMENT STANDARD: TRADITIONAL

- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.C.
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD '83 DATUM.
- FINAL PLAT CANNOT BE APPROVED UNTIL THE DEVELOPMENT PLAN IS APPROVED THROUGH POST-PC.

- RIBBON LANE HAS A TOTAL LENGTH OF 509.27 FEET AND TOTAL AREA OF 19518 SQUARE FEET. HERRINGBONE COURT HAS A TOTAL LENGTH OF 526.35 FEET AND TOTAL AREA OF 32632 SQUARE FEET. ALLEY 1 HAS A TOTAL LENGTH OF 204.00 FEET AND A TOTAL AREA OF 4408 SQUARE FEET. ALLEY 2 HAS A TOTAL LENGTH OF 510.58 FEET AND A TOTAL AREA OF 8905 SQUARE FEET.

- CITY OF FRANKLIN PROJECT NUMBER 6302

- PARKLAND DEDICATION REQUIRED:
 - 35 UNITS AT 1200SF=42,000SF
 - 5 UNITS AT 600SF=3,000SF
 - TOTAL OF 45,000SF DUE AT FINAL PLAT

- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCOACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.

- ENCOACHMENTS ABOVE GROUND ARE AS SHOWN.

- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.

- SOURCES OF INFORMATION:
 - PB 2 PG 10
 - PB 2 PG 74
 - DB 3357 PG 997
 - DB 401 PG 149
 - DB 5328 PG 191

ADJOINER OWNERSHIP INFORMATION

LOT#	NAME	MAILING ADDRESS	TAX MAP INFORMATION	DEED REFERENCE
9	TED E & DOROTHY MELBRY BEAKLEY	300 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 10.00	N/A
11	HILLARY L CHAMBERS	304 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 13.00	DB 4978 / PG 90
12	CONNIE WILSON & TERESA BELL	306 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 14.00	DB 6685 / PG 370
13	JAMES LEE TOMLIN & ALLISON INMAN	308 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 15.00	DB 2071 / PG 360
14	ANTHONY W. & MARY KEITH SKINNER	310 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 16.00	DB 6619 / PG 99
15	LETICIA GARCIA	312 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 17.00	DB 2211 / PG 702
16	JOSHUA & CASEY COOPER	314 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 18.00	DB 5830 / PG 694
17	LAWRENCE G & JANET MCMILLAN	316 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 19.00	N/A
18	JAMES M & DANIELLE B SMITH	318 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 20.00	DB 3323 / PG 120
19	CLYDE A & SANDRA KAY LAFEVER	1517 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 21.00	N/A
20	MATTHEW R HUMPHRY	1515 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 22.00	DB 6747 / PG 251
21	JAMES M & DIANE D FRASIER	1513 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 23.00	N/A
22	NORMA JEAN F GRISHAM	1511 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 24.00	N/A
23	CLAUDINE B LE CALDWELL	1509 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 20.00	N/A
24	JULIAN W MOORE JR	1507 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 25.00	DB 948 / PG 369

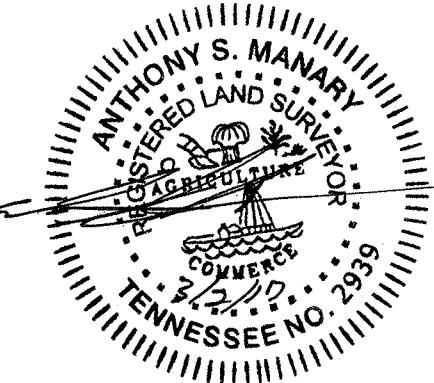
CURVETABLE				
NUMBER	LENGTH	RADIUS	DELTA	CHORD
C37	18.37'	25.00'	42°06'34"	17.96'
C38	22.16'	875.00'	1°27'04"	22.16'
C39	13.94'	40.00'	19°58'07"	13.87'
C40	9.29'	10.00'	53°13'26"	8.96'
C41	9.27'	10.00'	53°07'45"	8.94'
C42	3.64'	5.00'	41°43'19"	3.56'
C43	26.38'	20.02'	75°29'52"	24.51'
C44	21.71'	40.20'	30°56'47"	21.45'
C45	173.00'	875.00'	11°19'40"	172.71'
C46	10.79'	40.00'	15°27'27"	10.76'
C47	5.40'	19.39'	15°56'49"	5.38'
C48	15.42'	16.31'	54°11'17"	14.85'
C49	3.22'	5.00'	36°58'09"	3.17'
C50	7.55'	5.00'	86°33'32"	6.86'
C51	4.03'	18.53'	12°27'11"	4.02'
C52	3.88'	25.00'	8°54'09"	3.88'
C53	3.96'	25.00'	9°04'51"	3.96'
C54	7.85'	5.00'	90°00'00"	7.07'
C55	7.77'	10.00'	44°32'12"	7.58'
C56	5.66'	18.85'	17°11'38"	5.64'
C57	9.41'	5.00'	107°52'35"	8.08'
C58	14.27'	25.11'	32°33'59"	14.08'

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L9	2.24'	N 80°31'09" W
L10	51.53'	N 80°30'34" W
L11	93.82'	N 9°28'51" E
L12	4.00'	S 81°15'44" E
L13	3.91'	S 80°31'09" E
L14	5.96'	S 76°38'59" E
L15	7.03'	N 4°23'16" E
L16	30.49'	S 80°31'09" E
L17	4.00'	S 9°25'27" W
L18	51.08'	N 80°31'09" W
L19	16.07'	N 80°31'09" W
L20	3.53'	N 9°28'51" E
L21	6.41'	N 80°35'21" W
L22	19.00'	N 80°31'09" W
L23	3.51'	S 9°28'51" W
L24	56.46'	N 80°31'09" W
L26	3.69'	S 31°53'26" E
L27	57.05'	S 80°35'21" E
L28	6.18'	N 28°33'54" E
L29	8.76'	S 9°28'51" W
L30	50.08'	S 80°31'08" E
L31	161.06'	S 9°28'43" W
L32	3.01'	N 9°28'51" E

FINAL PLAT

AVONDALE COTTAGES

A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF
PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6302



REVISIONS:

1.05.2017	PER CITY REVIEW
02.02.2017	PER CITY REVIEW
03.02.2017	PER CITY REVIEW

DRAWN BY:

AGILLESPIE

FIELD DATE:

12.31.2015

OFFICE DATE:

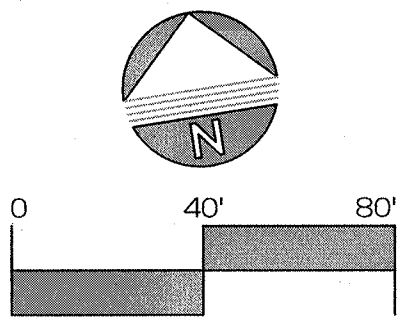
10.21.2016

CHECKED BY:

AMANARY

PLOT DATE:

3.2.2017

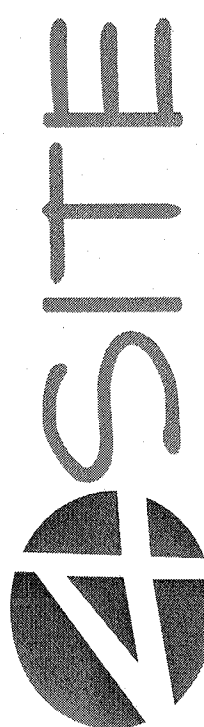


SHEET

S2

OF 3

PROJECT NO.: 15-095



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
COLLABORATIVE DESIGN + CREATIVE SOLUTIONS
7500 S. Memorial Pkwy., Ste. 209, Huntsville, AL 35892
256.539.1221 www.4siteinc.biz

CERTIFICATE OF OWNERSHIP

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

GERALD W. ROBESON _____ DATE _____

GENNETTE C. ROBESON _____ DATE _____

WILLIAM L. MAYO _____ DATE _____

CERTIFICATE OF SURVEY

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

SUPERVISION ON THE 2nd DAY OF March, 2017.

 3/3/17
ANTHONY S. MANARY _____ DATE
TN. REG. NO. 2939
7500 S MEMORIAL PKY
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN AVONDALE COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE _____ WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN AVONDALE COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

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

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

LEGAL DESCRIPTION FOR SUBJECT PROPERTY

STATE OF TENNESSEE
WILLIAMSON COUNTY

A LOT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 9, JAMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 10 IN THE OFFICE OF THE REGISTER OF DEEDS, WILLIAMSON COUNTY; LOT 9 BEING CURRENTLY OWNED BY TED & DOROTHY BEAKLEY; THENCE ALONG THE BEAKLEY'S EAST PROPERTY LINE, NORTH 7 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 124.78 FEET TO A 1/2-INCH OPEN TOP PIPE (BENT) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF AVONDALE DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG THE SOUTH MARGIN OF SAID AVONDALE DRIVE, SOUTH 82 DEGREES 1 MINUTE 32 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) MARKING THE NORTH-WEST CORNER OF LOT 11, JAMES SUBDIVISION THAT IS CURRENTLY OWNED BY HILLARY CHAMBERS; THENCE ALONG THE WEST PROPERTY LINE OF THE CHAMBERS PROPERTY; SOUTH 8 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 126.77 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE SOUTH PROPERTY LINE OF THE CHAMBERS PROPERTY SOUTH 80 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 645.13 FEET TO A 5/8-INCH IRON PIN FOUND ON THE NORTH PROPERTY LINE OF AN ABANDONED RAILROAD SPUR; THENCE ALONG SAID ABANDONED SPUR AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 92.11 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 34 MINUTES 17 SECONDS EAST 159.38 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825 FEET AND CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 57 MINUTES 13 SECONDS EAST 79.57 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 2 MINUTES 2 SECONDS EAST 77.94 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 57 MINUTES 10 SECONDS EAST 188.67 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF THE CSX TRANSPORTATION RAILROAD (50 FOOT RIGHT-OF-WAY) THENCE ALONG SAID MARGIN, SOUTH 4 DEGREES 6 MINUTES 22 SECONDS WEST A DISTANCE OF 258.20 FEET TO A 5/8-INCH IRON PIN; THENCE LEAVING SAID MARGIN AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 1137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE GERALD & GENETTE ROBESON'S EAST PROPERTY LINE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 311.08 FEET TO A 5/8-INCH IRON PIN; THENCE ALONG THE ROBESON'S NORTH PROPERTY LINE, NORTH 80 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES MORE OR LESS.

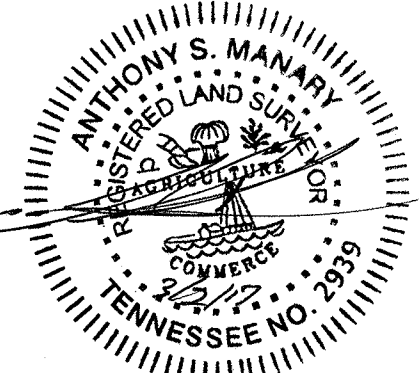
FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0211F MAP REVISED SEPTEMBER 29, 2006. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

FINAL PLAT

AVONDALE COTTAGES

A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6302



REVISIONS:
1/05/2017 PER CITY REVIEW
02/02/2017 PER CITY REVIEW
03/02/2017 PER CITY REVIEW

DRAWN BY: AGILLESPIE
FIELD DATE: 12-31-2015
OFFICE DATE: 10-21-2016
CHECKED BY: AMANARY
PLOT DATE: 3-2-2017

NOT TO SCALE

SHEET

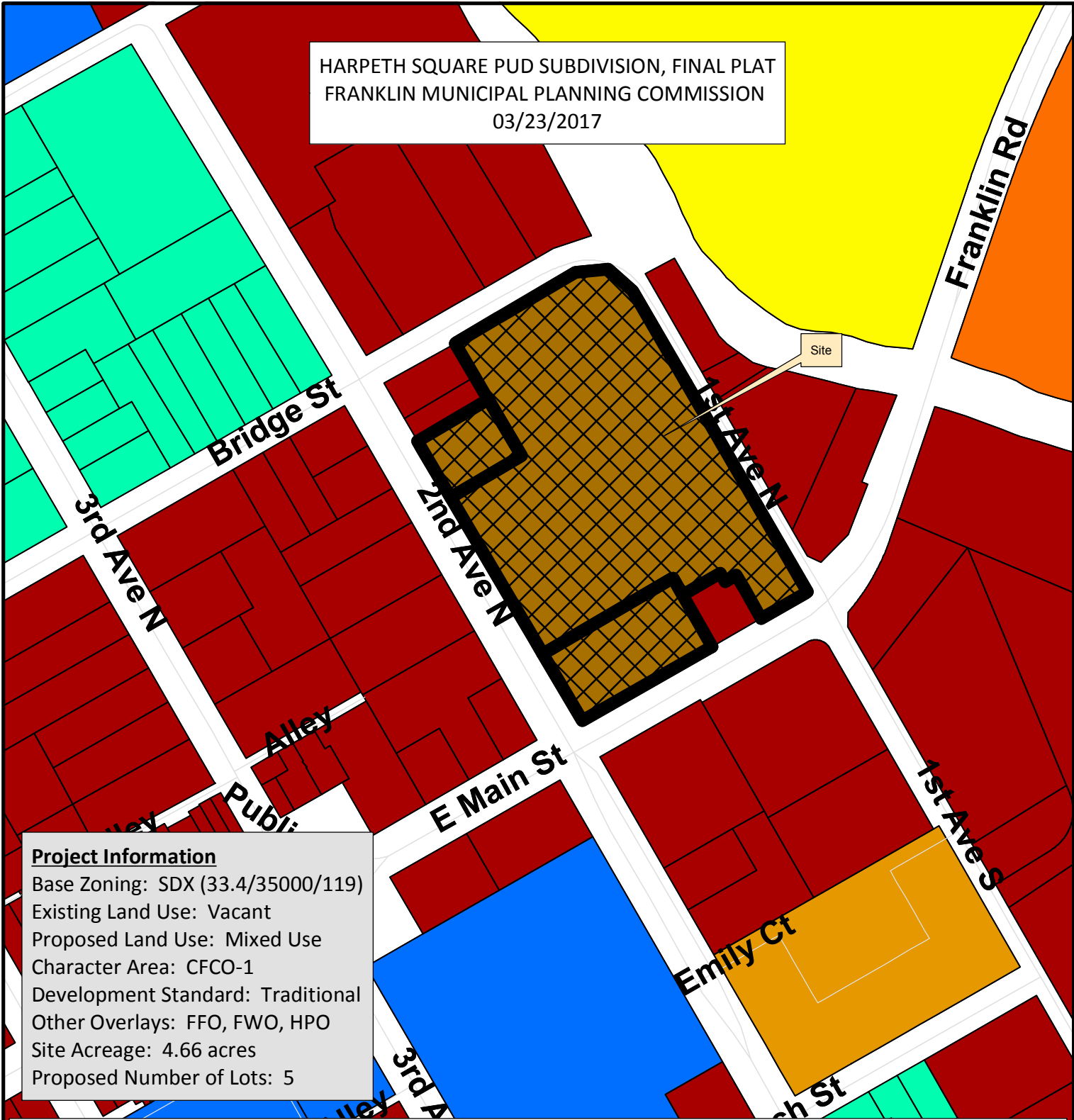
S3

OF 3

PROJECT NO: 15-095

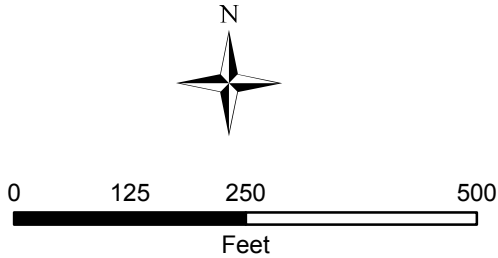


HARPETH SQUARE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/23/2017



Project Information
 Base 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 Lots: 5

- | | |
|--|---------------------------------------|
| 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 |



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.
 All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

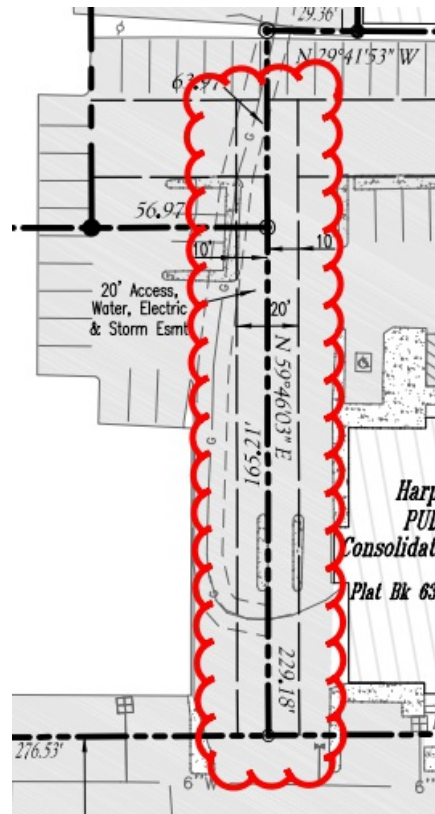
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

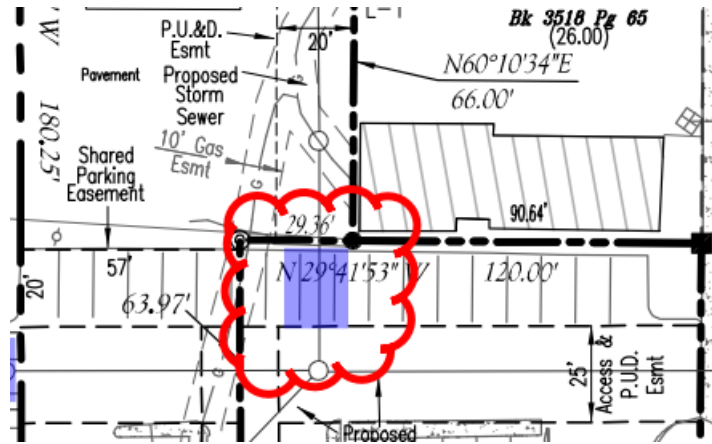
1. Easements

joe.marlo@franklintrn.gov Applicant shall revise the easement clouded below to match the approved Site Plan. If the Site Plan is in the process of being revised, the Final Plat cannot be approved until the revised Site Plan is submitted and approved.



2. Easements

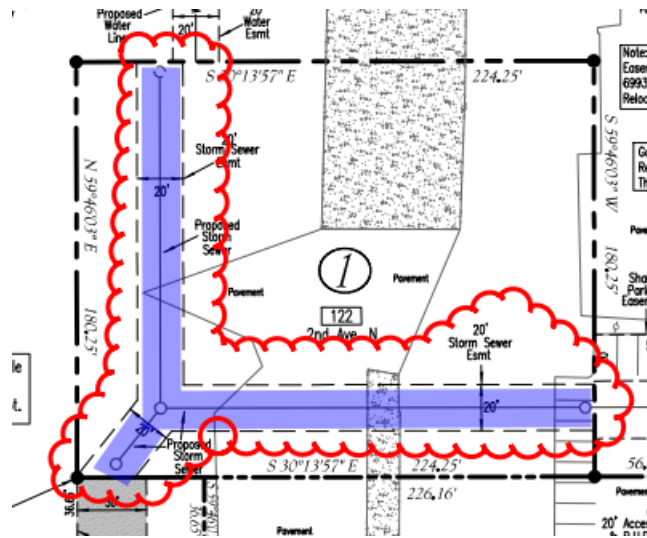
joe.marlo@franklin.tn.gov Applicant shall extend the P.U.D. Easement through the Shared Parking Easement and connect to the P.U.D. Easement on the opposite side.



3. Private Easement

joe.marlo@franklintn.gov This is a new comment due to new information shown on the plat.

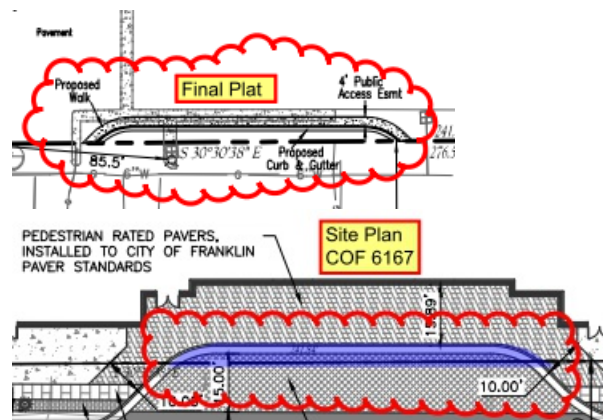
Applicant shall place storm sewer easements below a building in a private easement with a shared maintenance agreement between the affected property owners.



4. C. Final Plat

joe.marlo@franklintn.gov This is a new comment due to new information shown on the plat.

Applicant shall revise the information clouded below to match the site plan. There is no 4-foot sidewalk, and the access easement is to be located in the area shaded in blue.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov All unposted sureties associated with this development from site plans **6021** (Harpeth Square PUD Subdivision, Site Plan, Parking Garage), **6075** (Harpeth Square PUD Subdivision, site plan, section 2 (Multifamily)), and **6167** (Harpeth Square PUD Subdivision, Site Plan, section 3, lot 2 (Hotel)) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Zoning

Harpeth Square Plat 2-03-17-stamped.pdf

6. FFO

mollyp@franklintn.gov Revise the plat to label Lot 3 as unbuildable or an open space lot.

As discussed in our meeting on February 22, 2017, lot 3 should be designated as a non-buildable lot due to FFO/FWO being located on the lot. After the LOMR is in effect and taken to BZA, the plat will then be required to be revised to make it a buildable lot.

The City of Franklin does not allow for the creation of new buildable lots within the floodplain.

Please add the side-note to the plat stating that it is understood that a LOMR is in progress and that once approved and taken to BZA, this will become a buildable lot.

The other alternative to this is to create a new, separate, open space, non buildable lot that encompasses the floodplain/floodway area. However, if this option is chosen, the project will be required to go back through a development plan revision.

Please revise the plat appropriately.
[Edited By Shanna McCoy]

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FOR THE HARPETH SQUARE PUD SUBDIVISION - REVISION 1 AND TO DEDICATE R.O.W. AND EASEMENTS.
 - 2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115
 - 3) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 0 FEET
SIDE YARD: 0 FEET*
REAR YARD: 0 FEET
- Character Overlay: Central Franklin
Special Area Classification: CFC01
Applicable Development Standard: Traditional
Applicable Overlay: Historic Preservation (HPO)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 15 ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6. OWNER/SUBDIVIDER: Harpeth Associates, LLC
198 East Main Street
FRANKLIN, TENNESSEE 37064
CONTACT: Steve Bacon
TELEPHONE: (615) 490-4680
EMAIL: stevebacon@outlook.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 811.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "A" AND "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016. FLOOD LINE SHOWN IS PROVIDED BY THE CITY OF FRANKLIN GIS DEPARTMENT.

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

12. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

13. COORDINATE SYSTEM U.S. STATE PLANE, ZONE 5301, FIPS ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

14. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

15. THE OWNER/SUBDIVIDER, HARPETH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

16. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

18. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

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

20. MIDDLE TENNESSEE ELECTRICAL MEMBERSHIP COOPERATIVE (MTEMC) HAS DISCRETION CONCERNING THE LOCATION OF ITS UTILITY POLES.

21. THIS PLAT Voids VACATES AND SUPERSEDES LOTS 1 & 2 OF "THE HARPETH SQUARE PUD SUBDIVISION - CONSOLIDATION AND FINAL PLAT" AS EVIDENCED IN PLAT BK 63 PG 127 ROWC, TN.

Harpeth Associates, LLC
Partners & Shareholders

J.R.Heller III
Jaymar Development, LLC
B&J II, LLC
R4A Properties, LLC

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk _____ Pg _____ ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

*Owner(s) - Harpeth Associates, LLC

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify:

(1) The water and sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the for the water system and

\$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

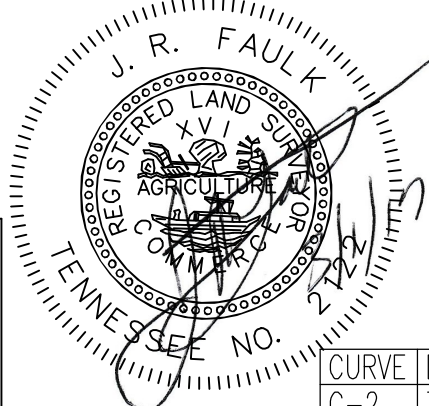
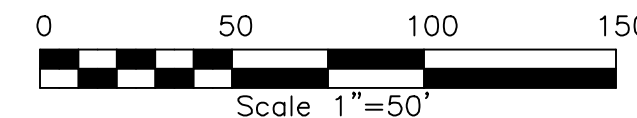
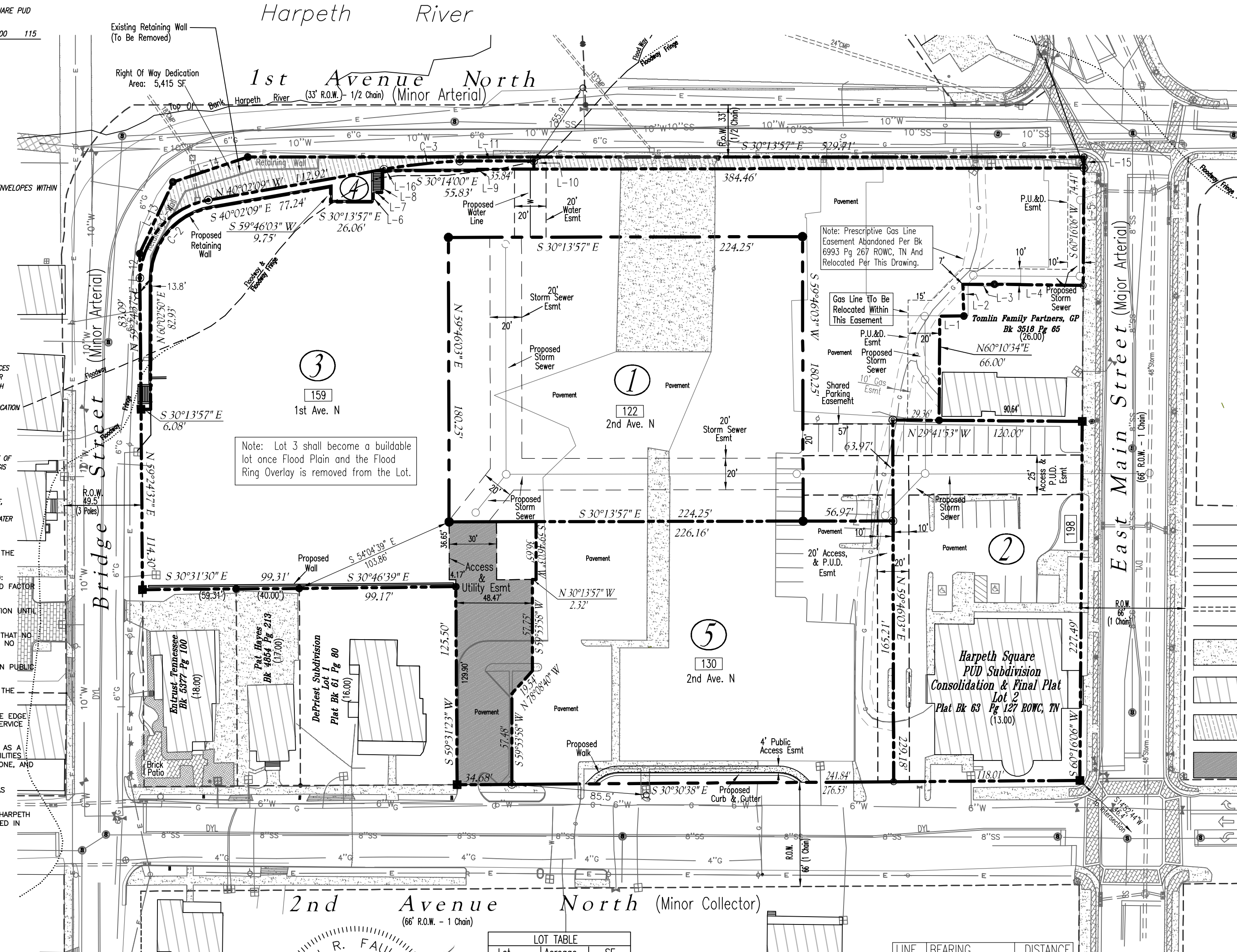
I hereby certify that:

(1) The streets and drainage designated in the Harpeth Square Subdivision, have been installed in accordance with City specifications, or

(2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

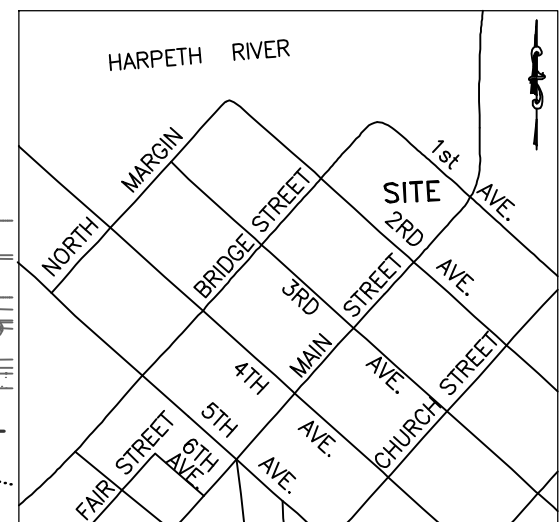
Date



Lot	Acreage	SF
Lot 1	0.93	40,421
Lot 2	0.62	27,171
Lot 3	2.04	88,966
Lot 4	0.05	2,324
Lot 5	0.89	38,653
R.O.W. Dedication	0.12	5,397

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

LINE	BEARING	DISTANCE
L-6	N 59°46'03" E	6.02'
L-7	S 30°13'57" E	6.00'
L-8	N 59°46'03" E	13.01'
L-9	N 59°46'03" E	0.85'
L-10	N 59°46'03" E	5.27'
L-11	N 30°15'26" W	46.91'
L-12	N 59°24'37" E	15.50'
L-13	N 84°47'31" E	50.00'
L-14	N 48°33'34" W	49.99'
L-15	S 60°16'06" W	6.96'
L-16	S 39°58'01" E	4.16'

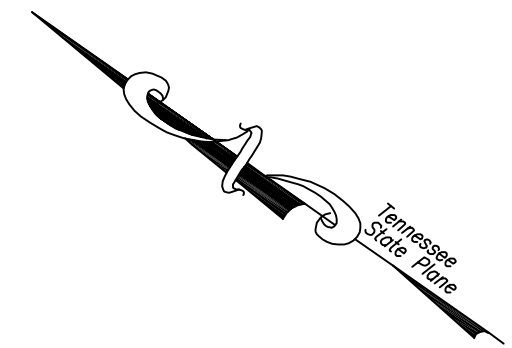


Vicinity Map
Scale: 1"=1000'

Legend

- Concrete Monument
- Old Iron Rod
- New Iron Rod
- Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI-Single Curb Inlet
- DCI-Double Curb Inlet
- Street Lamp
- Street Number
- Signal Post
- Water Valve
- Water Meter
- Fire Hydrant
- Handicap Parking
- Gas Valve
- Underground Gas Line
- 8" Sanitary Sewer
- 10" Sanitary Sewer
- 4" Water Line
- 6" Water Line
- 10" Water Line
- Storm Sewer
- Overhead Utility Lines
- Concrete
- Existing Building
- Right of Way Dedication
- Easement
- Hatch

Total Area: 4.66 Acres +/-
202,932 SF



Harpeth Square PUD Subdivision Revision 2

FINAL PLAT - LOTS 1-5

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.66 ac.

Total Lots = 5

Acres New Streets = N/A

Feet New Streets = N/A

Civil District : 9th

Closure Error :1/10,000+

Scale : 1"=50'

Date : 3/01/17

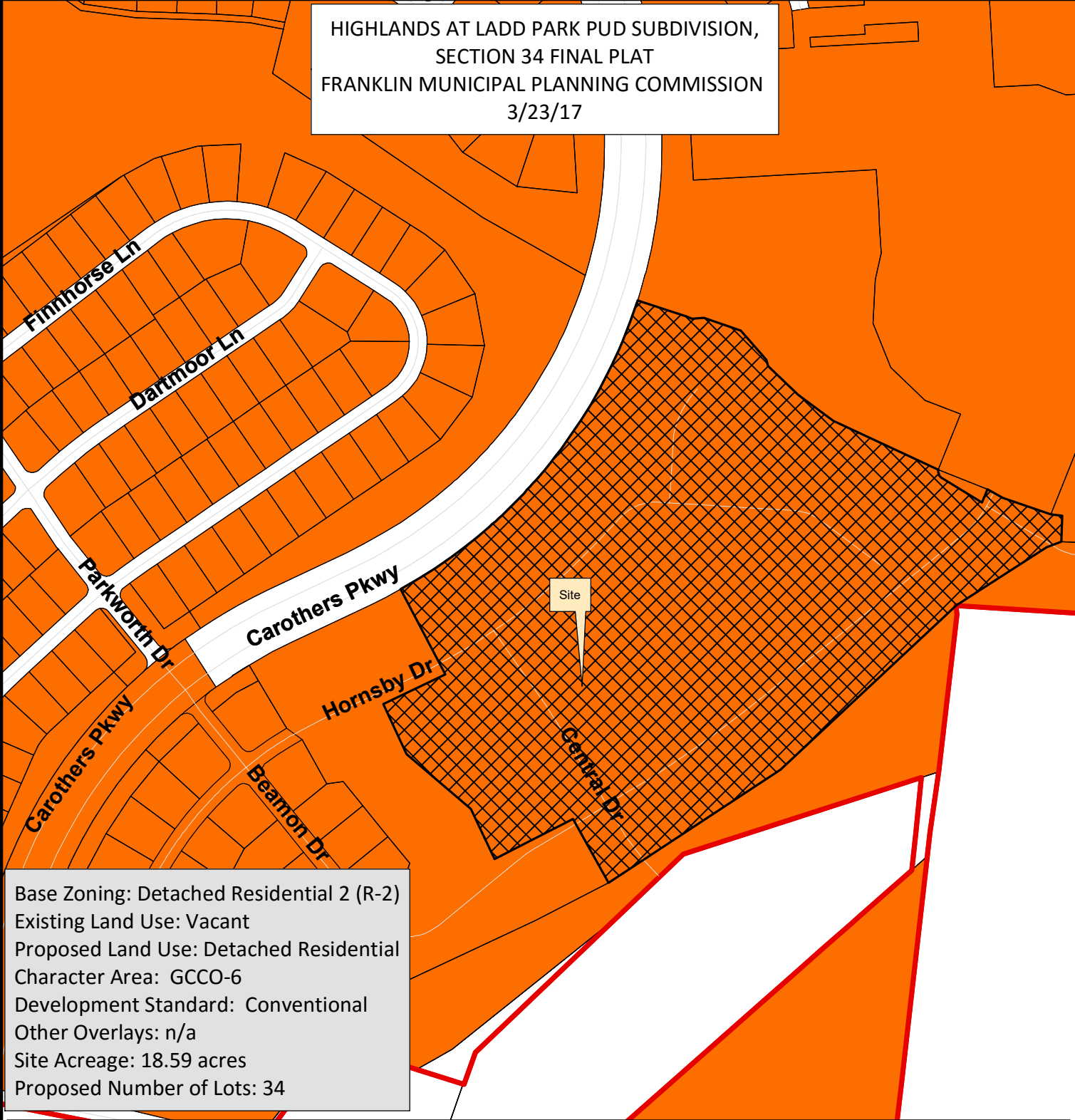
City Project No. : 6355



Dividing Line
Survey Services
Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz

HIGHLANDS AT LADD PARK PUD SUBDIVISION,
SECTION 34 FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/17



Base Zoning: Detached Residential 2 (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 18.59 acres
Proposed Number of Lots: 34

- | | |
|--|-------------------------------------|
| Highlands at Ladd Park Section 34 | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |

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. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues**1. Plat to Match Site Plan**

joe.marlo@franklin.tn.gov As the Final Plat is to match the approved Site Plan, the Final Plat cannot be approved until the revised Site Plan has been approved.

2. C. Final Plat

lance.fittro@franklin.tn.gov The note is fine, but the referenced Stormwater Ordinance 2001-53 does not speak to easement widths on stormwater infrastructure.

As per repeated advisement at the Site Plan stage for this section of Ladd Park as well as several previous sections, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties.

3. Stamp

joe.marlo@franklin.tn.gov Plat is to be stamped by the Registered Land Surveyor.

4. C. Final Plat

lance.fittro@franklin.tn.gov Reforestation area now shown within Open Space Lot 2046 shall be placed within a Green Infrastructure Easement to ensure preservation of the trees planted therein for meeting stormwater quality requirements.

Performance Agreement and Surety

General Issues**5. Engineering Sureties**

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan(s) 6027 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

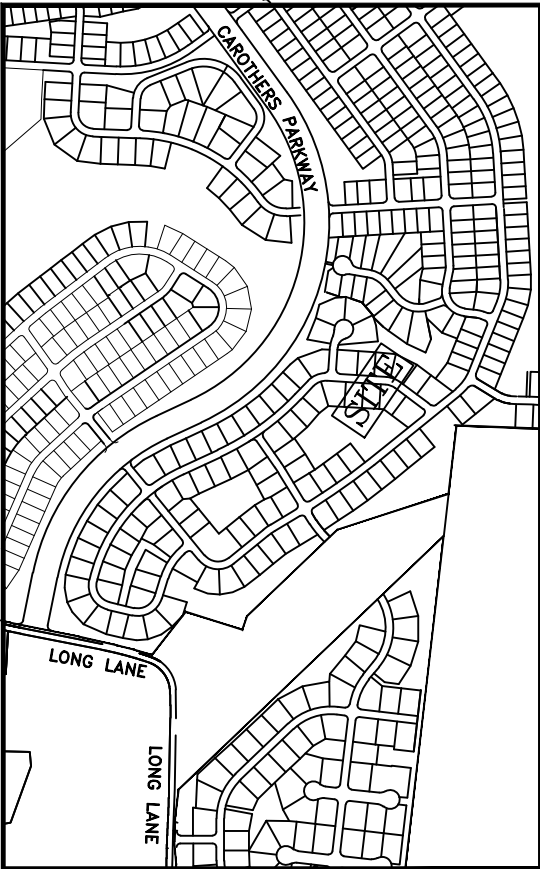
General Issues**6. Final Plat Match Site Plan**

brad.baumgartner@franklin.tn.gov Applicant shall address that the final plat must match the approved site plan before the plat can be approved for recording.

Water/Sewer

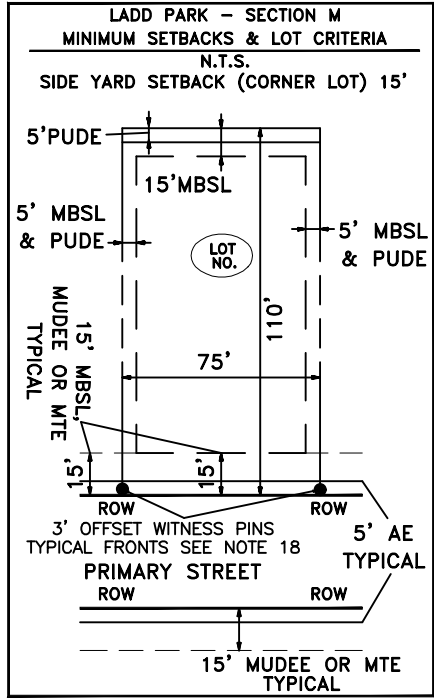
2016029plat-FIRST SUBMITTAL- 2-7-17.pdf**7. Sanitary sewer**

ben.mcneil@franklin.tn.gov Applicant has labeled the depths of the sanitary sewer main, with the depths over 12', the sewer easement must be at 30'. Applicant shall revise.

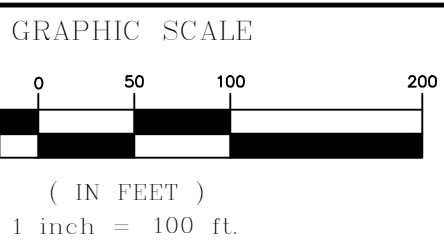


VICINITY MAP
NOT TO SCALE

TYPICAL LOT DETAIL



- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 29 NEW RESIDENTIAL LOTS, 5 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 34.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND GCOO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.



(IN FEET)
1 inch = 100 ft.

CAROTHERS PARKWAY
(MAJOR ARTERIAL 130' ROW)

HIGHLANDS AT LADD PARK
P.B. PG. 51

LINE TABLE		
NO.	BEARING	DIST.
1	S66-25-14E	13.94'
2	N84-20-17E	26.59'
3	S16-21-30E	14.23'
4	S60-24-10E	40.38'

Owner/Subdivider:
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com
BOOK 6597, PG. 802

Owner/Subdivider:
TRILLIUM FARMS LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com
BOOK 6337, PG. 680

Owner/Subdivider:
PROPT REALTY NASHVILLE, LLC
ATT. JOHN N. HUGHEY MANAGER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818
TAX MAP 106, PARCELS 180.03 & 181.41
PROPT REALTY NASHVILLE, LLC
BOOK 6634, PG. 957

- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
1106	13,659.70	0.314	4	1149	10,872.17	0.250	3	1159	14,348.17	0.329	4	OPEN SPACE 2042	113,952.20	2.616					
1107	11,250.00	0.258	3	1150	13,197.84	0.303	4	1160	15,278.58	0.351	4	OPEN SPACE 2045	46,634.87	1.070					
1108	11,250.00	0.258	3	1151	11,440.31	0.263	3	1161	14,226.24	0.327	4	OPEN SPACE 2046	51,385.91	1.180					
1109	11,250.00	0.258	3	1152	12,127.11	0.278	3	1162	11,700.00	0.269	3	OPEN SPACE 2047	18,901.41	0.434					
1110	11,250.00	0.258	3	1153	13,664.16	0.314	4	1163	11,960.00	0.275	3	OPEN SPACE 2048	126,006.94	2.895					
1144	11,646.22	0.267	3	1154	11,250.00	0.258	3	1164	12,140.79	0.279	3	TOTAL O.S. LOTS	356,881.33	8.195					
1145	11,646.22	0.267	3	1155	11,755.38	0.270	3	1165	13,567.31	0.311	4	TOTAL LOTS	358,759.87	8.234					
1146	11,154.68	0.256	3	1156	11,865.21	0.272	3	1166	11,309.27	0.260	3	TOTAL ROW	94,273.86	2.164					
1147	11,556.91	0.265	3	1157	11,250.00	0.258	3	1167	11,556.58	0.265	3								
1148	14,873.13	0.341	4	1158	15,713.88	0.361	4												

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6597, Page 802, R.O.W.C., Tennessee, running with the title to the property (We) further certify that there are no liens on this property, except as follows:

Book _____, Page _____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPT REALTY NASHVILLE, LLC) MANAGER PARCELS 180.03 & 181.41
BOOK 6634, PG. 957

By: _____ Date: _____
TRILLIUM FARMS LP, PAUL ARNOLD OWNER PARCEL 181.36, BOOK 6337, PG. 680

By: _____ Date: _____
TEDEAN LP, PAUL ARNOLD OWNER PARCEL 181.39, BOOK 6597, PG. 802

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Date
Department City of Franklin, TN
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manager Milcrofton Date
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, have been installed in accordance with City specifications, or

amount of \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	67-51-37	20.00'	13.45'	23.69'	22.33'	S26-47-41E
C2	28-55-45	90.00'	23.22'	45.44'	44.96'	S73-18-33E
C3	28-55-45	130.00'	33.53'	65.64'	64.94'	N73-18-33W
C4	63-21-11	17.82'	26.61'	29.11'	28.61'	S79-27-33W
C5	13-17-01	270.00'	31.44'	62.60'	62.46'	N44-24-17E
C6	29-15-56	230.00'	60.05'	117.48'	116.21'	S36-24-49W
C7	75-35-46	50.00'	24.53'	28.40'	28.40'	S88-52-06W
C8	104-21-21	20.00'	25.76'	36.43'	31.60'	S01-07-54E
C9	33-11-42	90.00'	26.83'	52.14'	51.42'	S69-54-25E
C10	23-28-30	130.00'	27.01'	53.26'	52.89'	N65-02-48W
C11	09-43-13	130.00'	11.05'	22.05'	22.03'	N81-38-40W
C12	90-00-00	20.00'	31.42'	28.28'	28.28'	N41-30-16W
C13	64-01-35	20.00'	26.77'	28.77'	28.77'	S45-30-28W
C14	76-02-11	50.00'	39.09'	66.35'	61.59'	N41-30-49E
C15	44-38-43	50.00'	20.53'	38.96'	37.98'	N57-12-33E
C16	77-55-46	50.00'	62.86'	62.86'	62.86'	N04-03-41W
C17	51-55-55	50.00'	24.35'	45.32'	45.78'	N68-58-32W
C18	61-14-06	50.00'	29.59'	53.44'	50.93'	S54-26-27W
C19	29-42-27	130.00'	25.64'	25.64'	25.64'	S09-58-11W
C20	34-38-09	50.00'	15.59'	30.25'	29.77'	S11-26-02W
C21	14-29-38	130.00'	16.53'	32.89'	32.80'	S21-30-17W
C22	32-25-58	30.00'	73.59'	72.61'	72.61'	S71-18-10W
C23	11-40-46	130.00'	13.30'	26.50'	26.45'	S49-14-48W
C24	03-25-56	90.00'	2.70'	5.39'	5.39'	S88-13-14E
C25	46-39-22	90.00'	71.28'	73.28'	73.28'	N66-44-07E
C26	02-08-38	1320.00'	24.70'	49.39'	49.39'	S44-28-44W
C27	03-07-24	1360.00'	37.08'	74.14'	74.13'	N44-58-08E
C28	04-13-40	1320.00'	97.38'	97.38'	97.38'	S47-39-53W
C29	03-44-14	1360.00'	44.37'	88.71'	88.70'	N48-23-57E
C30	04-13-40	1320.00'	48.72'	97.40'	97.38'	S51-53-33W
C31	01-50-20	1360.00'	81.91'	81.91'	81.91'	N52-12-14E
C32	10-45-42	130.00'	12.25'	24.38'	24.38'	S08-52-36W
C33	00-33-09	3000.00'	14.46'	28.92'	28.92'	S51-19-21W

SINGLE FAMILY LOT PLANTING REQUIREMENTS:

The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

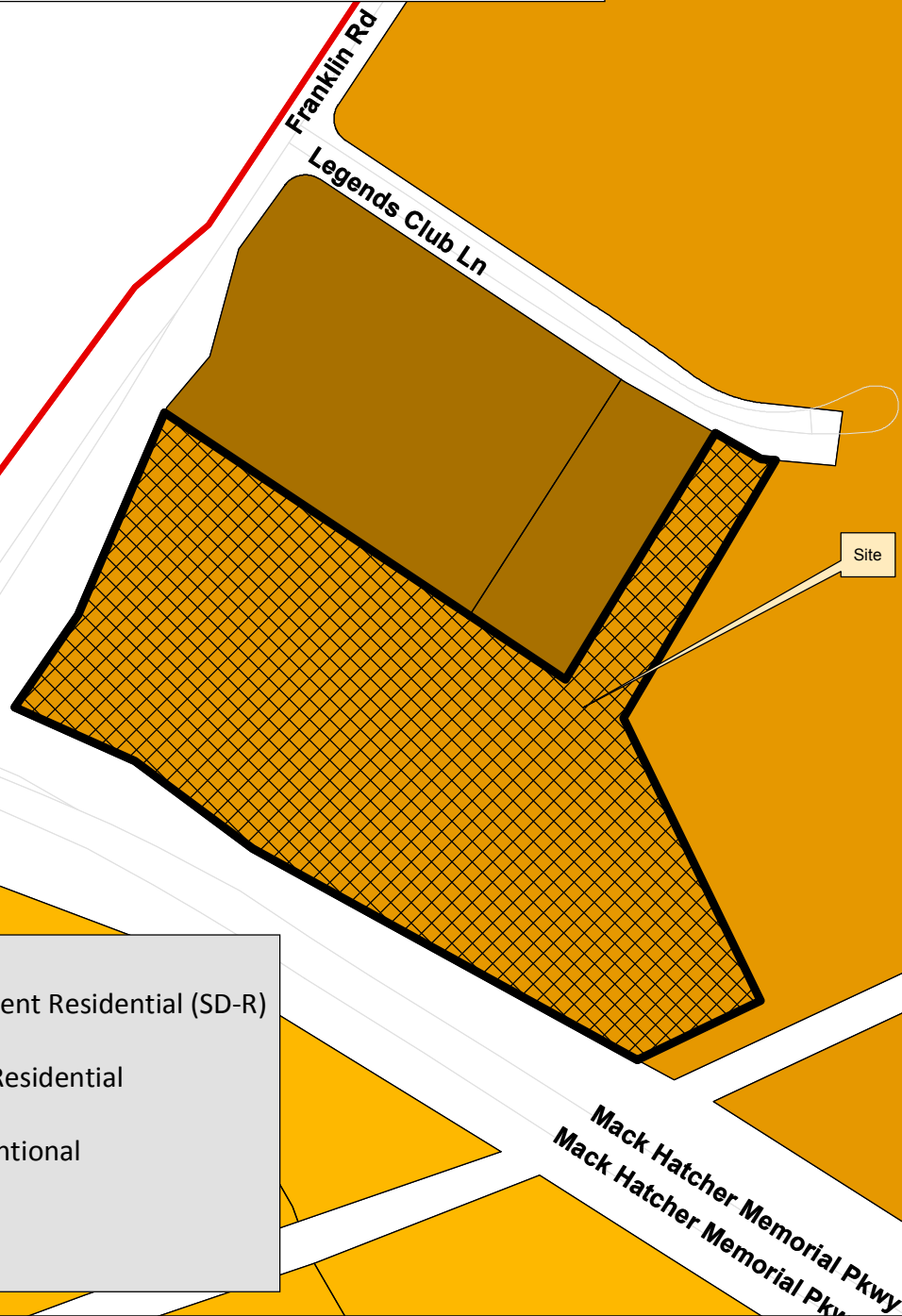
COF PROJECT # (6362)

THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION, FINAL PLAT
SECTION 34

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.593 TOTAL LOTS: 34
ACRES NEW STREETS: 2.16 FEET NEW STREETS: 2,025±
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 2-6-17

IRONHORSE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017



Project Information

Base Zoning: Specific Development Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: BCCO-7
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.99 acres
Proposed Number of Lots: 1

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



0 225 450 900 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. All data and materials (c) copyright 2017. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

joe.marlo@franklintn.gov The comment "The comment has been partially addressed (thank you), however some of the utilities shown do not match the Site Plan, and the utilities shown on the Site Plan have been revised from the previously reviewed submittal.

The applicant shall revise the plat as follows:

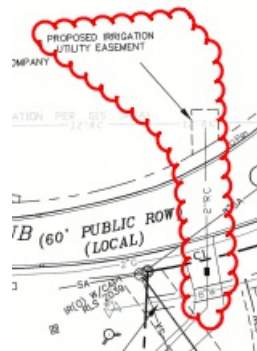
- The utilities shown on the plat shall match the site plan. Note that the 20" water line(s) in particular are incorrectly shown.
- Storm infrastructure shown on the plat outside of easements shall be labeled as private.
- Sewer infrastructure shown on the plat outside of easements shall be labeled as private."

has not been addressed by the applicant. Applicant shall address comment.

2. Proposed Irrigation Utility Easement

joe.marlo@franklintn.gov The comment "The location of the RC connection and associated easement has changed. The applicant match the location of the RC connection and any associated easements shown on the Site Plan once the final location has been determined." has not been properly addressed.

1. The applicant shall remove the RC connection on Sheet 1 of 3 to match the Site Plan.



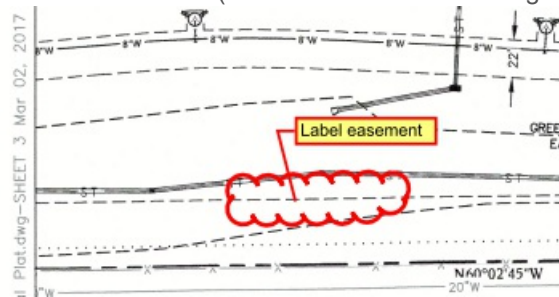
2. The applicant shall coordinate the location of the RC connection shown on Sheet 2 of 3 with the Site Plan, incorporating Water Management comments regarding the location of this connection made on the corresponding Site Plan review.

3. 0. General Information

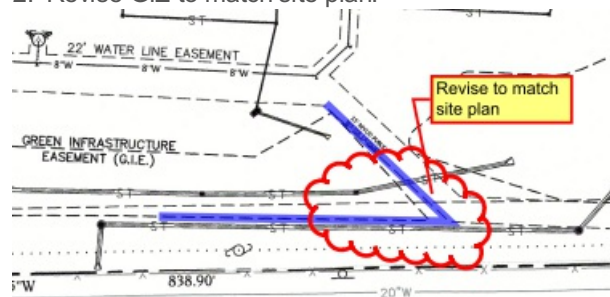
joe.marlo@franklin.tn.gov The comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan." shall remain open until the Final Plat matches the Site Plan.

Applicant shall make special note to revise the following areas to match the Site Plan.

1. Label easement (TVA Easement Bk. 3502 Pg. 594 per Site Plan)



2. Revise GIE to match site plan.



3. Revise water utility easement to match site plan.



4. C. Final Plat

kevin.long@franklin.tn.gov Applicant shall show a public drive aisle access easement connecting Franklin Road (by way of the emergency access drive) to Legends Club Lane (by way of Iron Horse Lane). A General Note may be written for the remaining public drive aisle access easements.

[Edited By Kevin Long]

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan(s) 6338 and the associated project off-site improvement plans shall be transferred to this final plat as a condition of approval. The applicant shall identify these surety amounts in the re-submittal stage, for Engineering review prior to final staff report for FMPC approval.

Sureties for off-site roadway improvements on Franklin Road are to be posted with TDOT Region 3. Sureties for off-site signal improvements at the Franklin Road intersections with Legends Club Lane and with Mallory Station Road are to be posted with the City of Franklin. All off-site work is to be completed and accepted by the respective agencies prior to the issuance of the first certificate of occupancy.

(Previous comment restated for informational purposes only, no response necessary.)

Water/Sewer

514716014_2017-03-02_Final Plat.pdf

6. Sanitary sewer

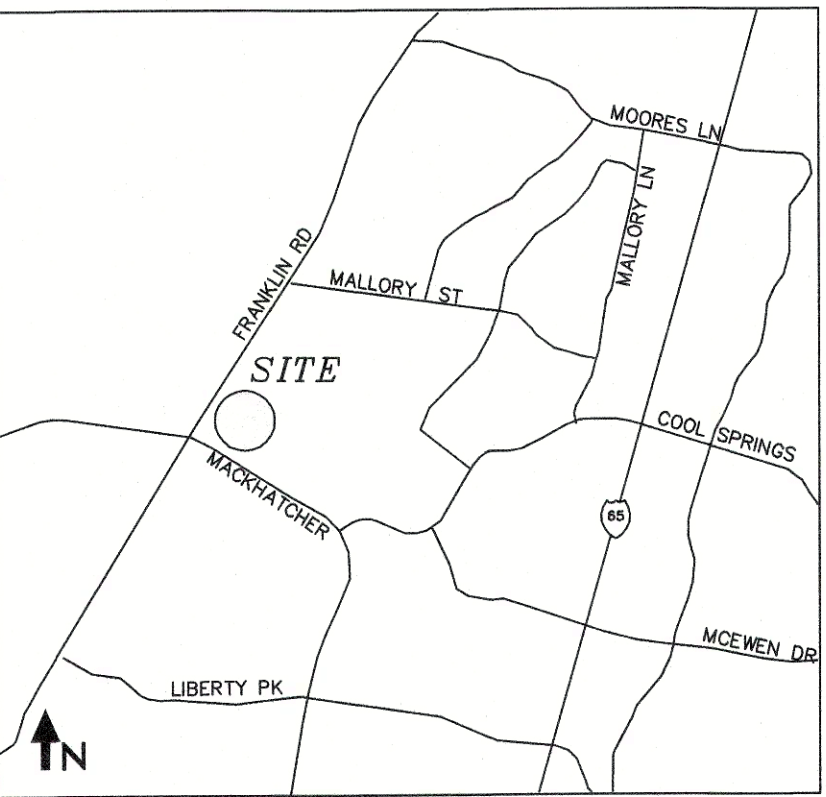
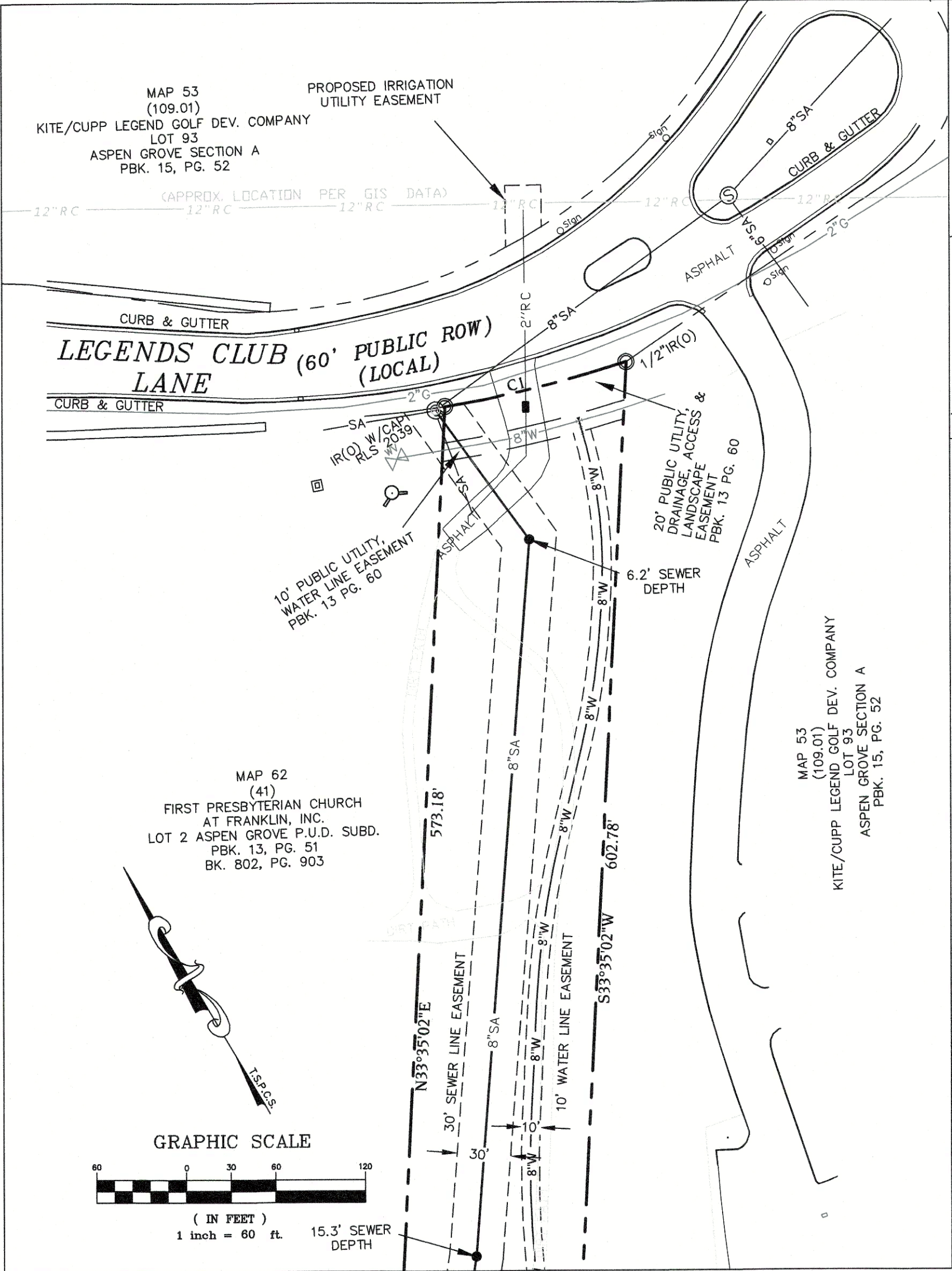
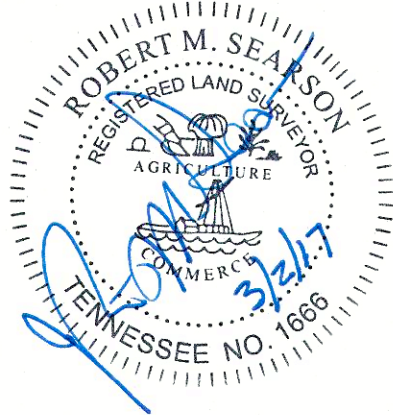
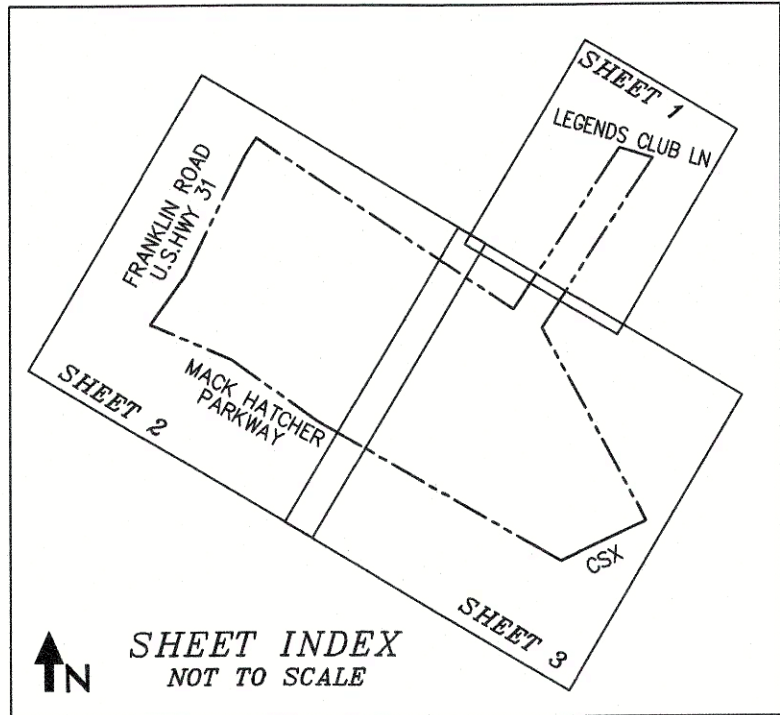
ben.mcneil@franklin.tn.gov This is a new comment due to misreading a sewer plan at site plan. The 8" sanitary sewer main that is shown serving building C and the pool area, must have a 20' sanitary sewer easement added. I have discussed with the applicant on 3/9/2017, they are aware of the issue. Applicant shall revise.

[Edited By Ben Mcneil]

L:\Projects\2016\514716014\dwg\514716014_2017-Jan_Final Plat.dwg--SHEET 1 Mar 02, 2017 - 8:37am zdavis

NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS.
2. EXISTING BASE ZONING: CIVIC AND INSTITUTIONAL
CHARACTER AREA OVERLAY: BCCO-7
DEVELOPMENT AREA STANDARD: CONVENTIONAL
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0203F, DATED SEPTEMBER 29, 2006.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 62 AND IS KNOWN AS PARCEL 43.
5. OWNER/ SUBDIVIDER: EMBREY PARTNERS, LTD
ADDRESS: 1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
PHONE NO.: 210-824-6044
P.O.C.: BRAD KNOLLE
6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
(S&ME, INC.)
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144
FAX NO.: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
9. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
10. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
11. THE OWNER/SUBDIVIDER, IRON HORSE PARK, LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
12. PROJECT GEODETIC REFERENCE NETWORK BASED ON: TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301; FIPS ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.
13. MINIMUM REQUIRED SETBACK LINES:
FRONT, SOUTH AND WEST: 150'
SIDE: 10'
REAR: 25'
14. SURVEY FIELD DATA COLLECTED ON 2-18-2016.
15. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 84 OF SECTION A & V, ASPEN GROVE AS RECORDED IN PLAT BOOK 13, PAGE 60, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (ROWC).
16. ALL MALLORY VALLEY UTILITY DISTRICT EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY WILL BE PLANTED WITHIN THE EASEMENTS.
17. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.



VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	● IR(N)
CONC MON (OLD)	⊠ MON(O)
PROPERTY LINE	— PUDE —
PUBLIC UTILITY & DRAINAGE EASEMENT	— X — X —
FENCE	— UGT —
UNDERGROUND TELEPHONE LINE	— UGE —
UNDERGROUND ELECTRIC LINE	— OH —
OVERHEAD POWER LINE	— 8"SA —
SANITARY SEWER LINE	— 15"RCP —
STORM SEWER LINE	— 8"W —
WATER LINE	— 2"W —
GAS LINE	— 8"SA —
TRAFFIC SIGNAL POST	⊘
UTILITY POLE	⊘
GUY WIRE	←
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊙
STORM DRAINAGE MANHOLE	⊙
CURB INLET	⊙
CATCH BASIN	⊙
CLEANOUT	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
ELECTRIC BOX	⊙
TRAFFIC SIGNAL BOX	⊙
TELEPHONE BOX BOX	⊙

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the following water system outlined or indicated on the final plat entitled "Aspen Grove, Section V, Revision 1" has been installed in accordance with current local and/or state government requirements or a security bond in the amount of \$_____ has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Mallory Valley Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Aspen Grove, Section V, Revision 1" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin _____ Date _____

CERTIFICATE OF ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

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

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage, and sidewalks designated in "Aspen Grove, Section V, Revision 1" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of January, 2017.

Robert M. Searson, Tenn. License No. 1666 _____ Date 3/2/17

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3688, Page 501, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Iron Horse Park, LLC _____ Date _____
Owner

Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

IRONHORSE
P.U.D. SUBDIVISION
FINAL PLAT
(ASPEN GROVE SUBDIVISION, SECTION V, REVISION 1)
C.O.F. NO. 6344

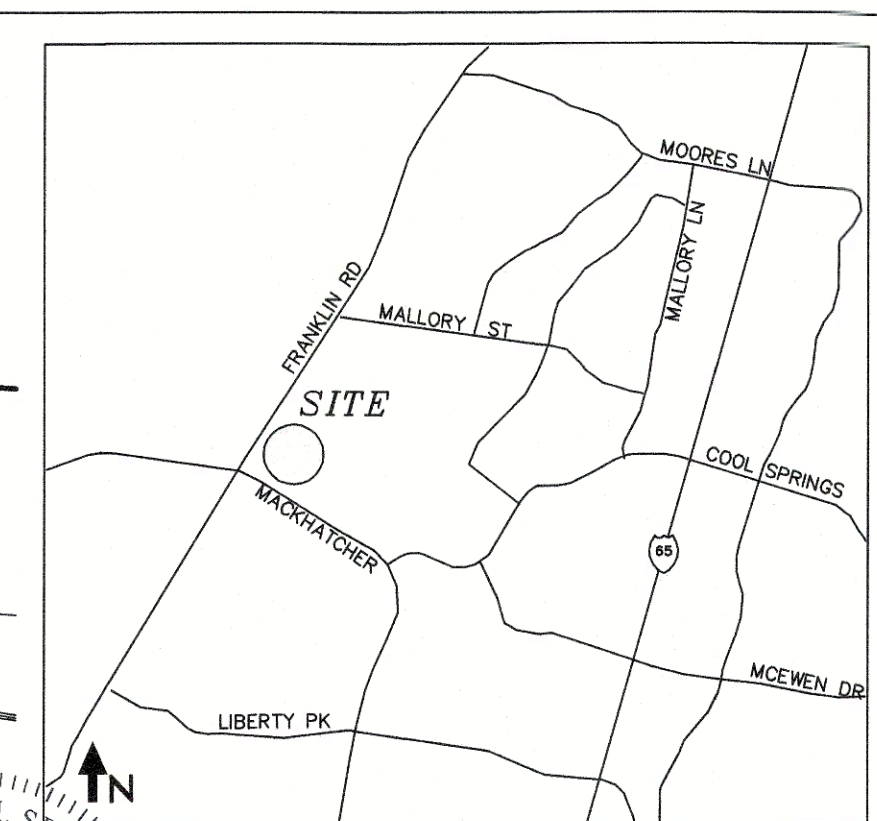
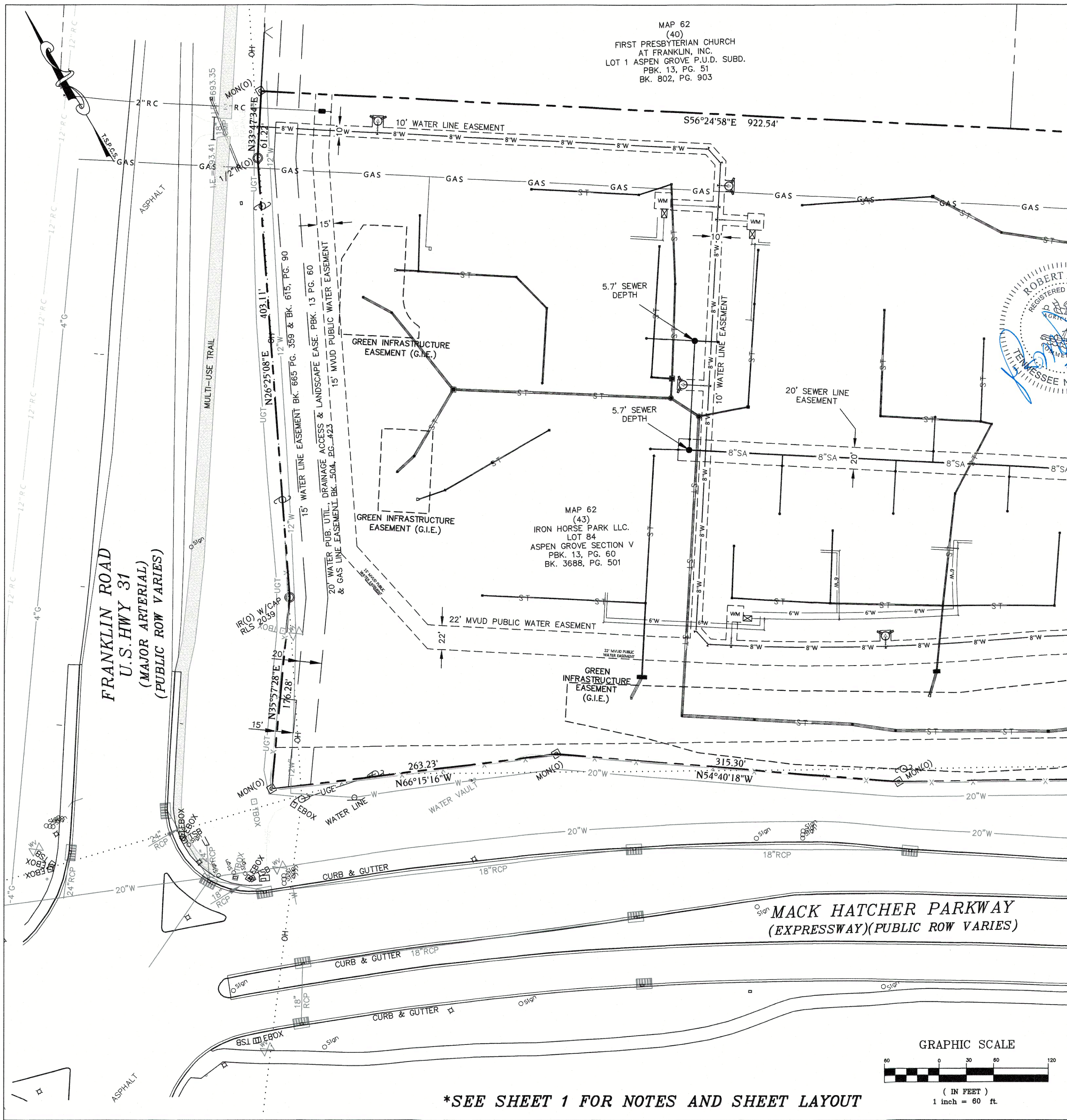
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.99 TOTAL LOTS: 1
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 1 OF 3

L:\Projects\2016\514716014\dwg\514716014_2017-Jan_Final Plat.dwg-SHEET 2 Mar 02, 2017 - 8:29am zdavis



VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	● IR(N)
CONC MON (OLD)	□ MON(O)
PROPERTY LINE	—
PUBLIC UTILITY & DRAINAGE EASEMENT	— PUDE —
FENCE	X — X
UNDERGROUND TELEPHONE LINE	— UGT —
UNDERGROUND ELECTRIC LINE	— UGE —
OVERHEAD POWER LINE	— OH —
SANITARY SEWER LINE	— 8"SA —
STORM SEWER LINE	— 15"RCP —
WATER LINE	— 8"W —
GAS LINE	— 2"G —
TRAFFIC SIGNAL POST	⊗
UTILITY POLE	⊕
GUY WIRE	—
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊙
STORM DRAINAGE MANHOLE	⊙
CURB INLET	⊙
CATCH BASIN	⊙
CLEANOUT	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
ELECTRIC BOX	□ EBOX
TRAFFIC SIGNAL BOX	□ TSB
TELEPHONE BOX BOX	□ TBOX

Littlejohn

An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

IRONHORSE
P.U.D. SUBDIVISION
FINAL PLAT
(ASPEN GROVE SUBDIVISION, SECTION V, REVISION 1)
C.O.F. NO. 6344

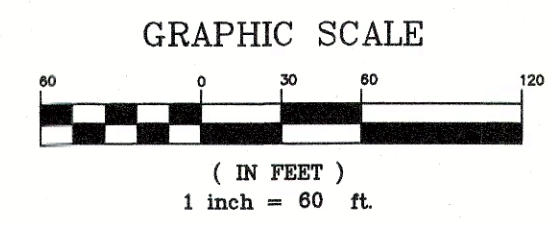
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	19.99	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

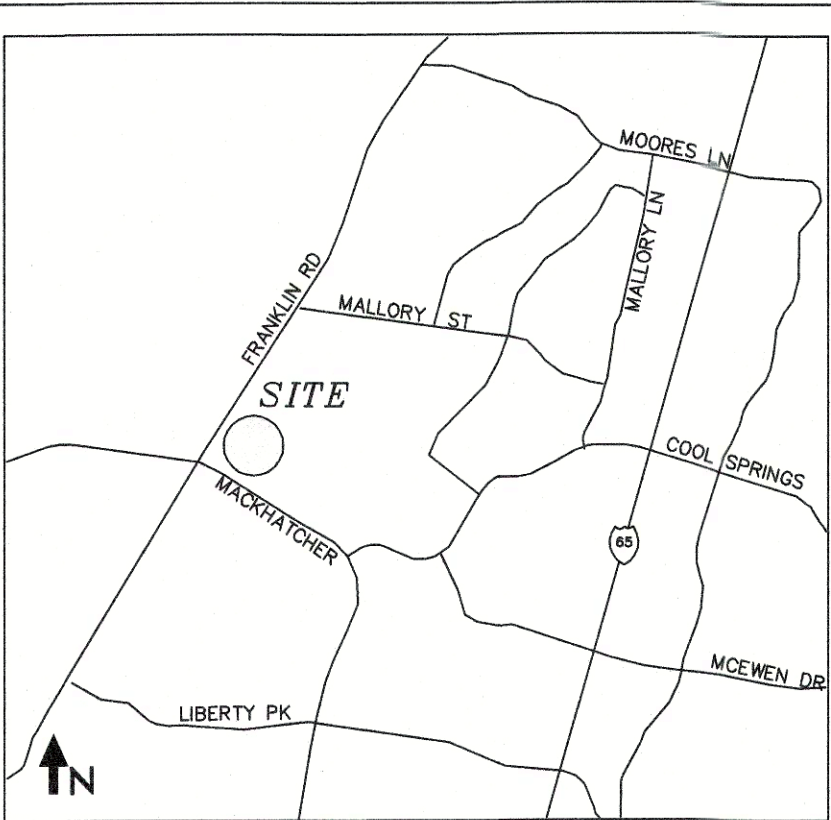
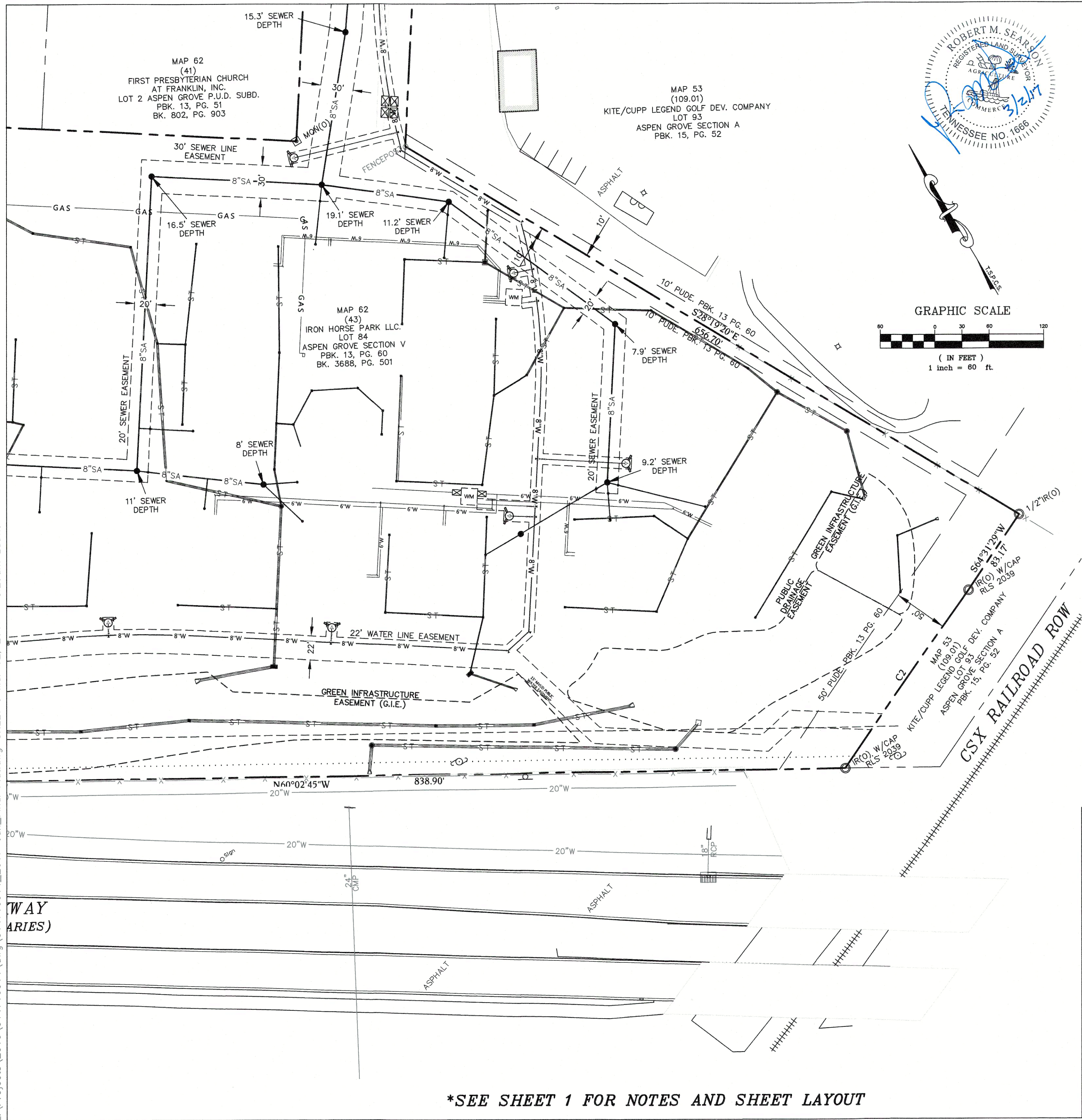
DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 2 OF 3

*SEE SHEET 1 FOR NOTES AND SHEET LAYOUT



L:\Projects\2016\514716014\dwg\514716014_2017-Jan_Final Plat.dwg-SHEET 3 Mar 02, 2017 - 8:29am zdavis



LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
CONC MON (OLD)	MON(O)
PROPERTY LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	X X
FENCE	UGT
UNDERGROUND TELEPHONE LINE	UGE
UNDERGROUND ELECTRIC LINE	OH
OVERHEAD POWER LINE	8" SA
SANITARY SEWER LINE	15" RCP
STORM SEWER LINE	8" W
WATER LINE	2" G
GAS LINE	TRAFFIC SIGNAL POST
TRAFFIC SIGNAL POST	UTILITY POLE
UTILITY POLE	GUY WIRE
GUY WIRE	LIGHT POST
LIGHT POST	SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE	STORM DRAINAGE MANHOLE
STORM DRAINAGE MANHOLE	CURB INLET
CURB INLET	CATCH BASIN
CATCH BASIN	CLEANOUT
CLEANOUT	FIRE HYDRANT
FIRE HYDRANT	WATER METER
WATER METER	WATER VALVE
WATER VALVE	ELECTRIC BOX
ELECTRIC BOX	TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL BOX	TELEPHONE BOX BOX

Littlejohn

An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

IRONHORSE
P.U.D. SUBDIVISION
FINAL PLAT
(ASPEN GROVE SUBDIVISION, SECTION V, REVISION 1)
C.O.F. NO. 6344

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	19.99	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 3 OF 3

*SEE SHEET 1 FOR NOTES AND SHEET LAYOUT