

LANDS OF CAMERON
NO DEED FOUND

PROPOSED RESIDENCE 1

PROPOSED RESIDENCE 2

PROPOSED RESIDENCE 3

PROPOSED RESIDENCE 4

PROPOSED SITE ENTRANCE
OFF HILL ROAD

SANITARY MH
RIM = 689.62'
INV = 684.62'

HILL DRIVE
-40' R.O.W.
(LOCAL STREET)

SANITARY MH
RIM = 688.99'
INV NW = 683.99' (6")
INV E = 683.84' (6")
INV W = 685.29' (4" P)

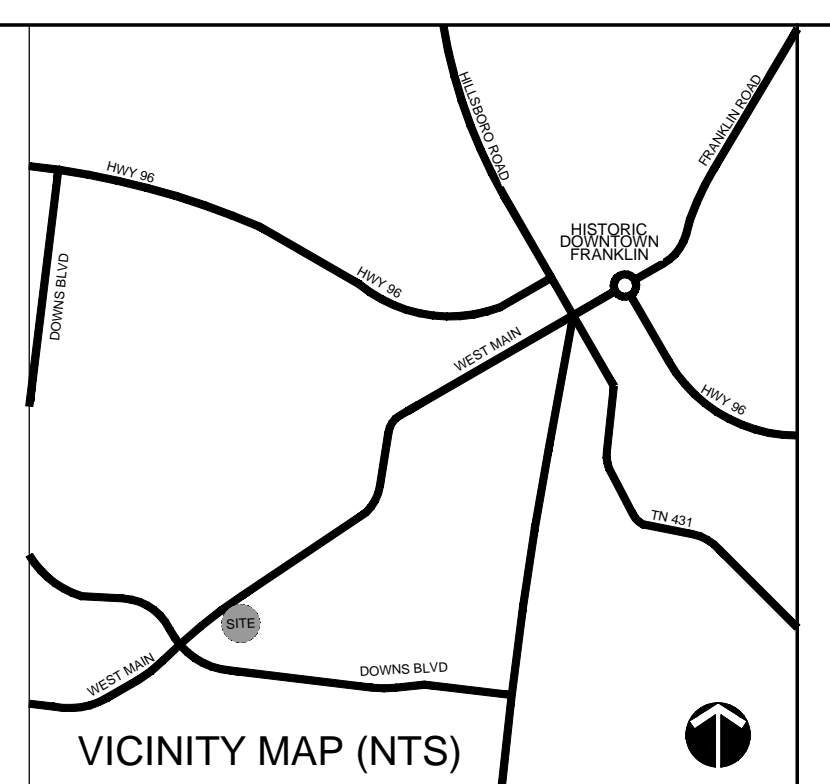
LIMITS OF DISTURBANCE
(SEE BUFFER MANAGEMENT
PLAN - APPROVED 12.9.2014)

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(SEE BUFFER MANAGEMENT
PLAN - APPROVED 12.9.2014)

BOOK 4390, PAGE 289, R.O.W.C., TN.
FRANKLIN EST MOBILE
HOME PARK, LLC

LANDS OF FRANKLIN EST MOBILE
HOME PARK, LLC

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HOME PARK, LLC



SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
 PROJECT NUMBER: TBD
 SUBDIVISION: GREEN ACRES - CURRENTLY
 MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS
 13 & 14)
 ADDRESS: 509 HILL STREET
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9

OWNER/DEVELOPER:
 KP PROPERTIES
 629 POST OAK CIRLE
 BRENTWOOD, TN 37027
 615-472-8916
 TPEN24@YAHOO.COM

APPLICANT:
 KISER + VOGRIN DESIGN
 5005 MERIDIAN BLVD. STE 100
 FRANKLIN TN 37067
 CONTACT: JOHNSON B BULLARD
 615.696.7707
 JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R -
 SPECIFIC DEVELOPMENT RESIDENTIAL & CFCO-3
 PROPOSED ZONING: SD-R-4
 OVERLAYS: N/A
 APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
 SITE ACREAGE: +/- .56 AC
 SITE SQUARE FOOTAGE: +/- 24,364.01 SF
 PUD SITE ACREAGE: +/- .56 AC
 PUD SITE SQUARE FOOTAGE: +/- 24,364.01 SF

BUILDING SQUARE FOOTAGE: +/- 9,600 SF
 BUILDING HEIGHT: 2 STORIES
 NUMBER OF BUILDINGS: 4
 MIN. PARKING REQUIREMENT: RESIDENTIAL = 8 SPACES
 (4 SINGLE FAMILY DETACHED HOMES)
 BUILDING AREA: +/- 2,400 SF EACH
 BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DU/A
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 TREE CANOPY: 35%
 PARKLAND DEDICATION REQUIREMENT: N/A
 PARKLAND DEDICATION: N/A
 OPEN SPACE REQUIRED: N/A
 INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF
 FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

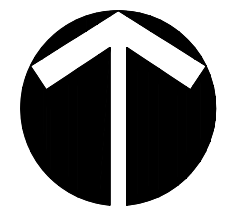
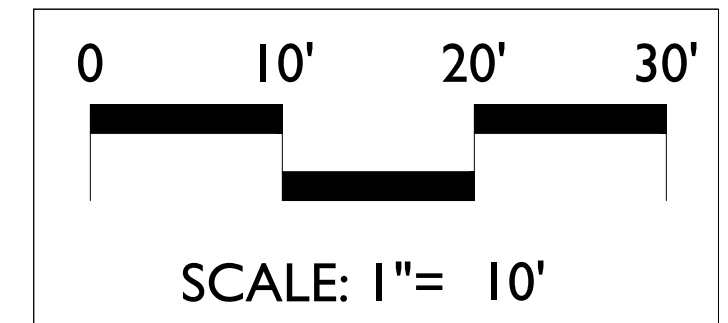
GENERAL NOTES

- Per the Land Use Plan Area CFCO-3, detached residential dwellings uses are appropriate in the southwest corner of CFCO-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
- This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr, and to the north along West Main St.
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
- Refuse collection from residential units will be private.
- Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEM standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12" Wadsworth Post, or similar.
- Mineral rights are held by the owner of the property.
- The following schools represent the closest public education facilities to this site:
 Franklin Elementary School = 0.4 miles
 Poplar Grove Middle School = 2.7 miles
 Franklin High School = 2.8 miles
- Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
- Nearest Facilities:
 FIRE = Franklin Fire Department Station 2, 1.4 miles
 POLICE = Franklin Police Department, 1.9 miles
 RECREATIONAL = Academy Park, 1 mile
- Statement of Architectural Intent: The four cottage homes are designed as "story-and-a-half," rather than two full stories. This will better complement the scale and massing of the neighborhood as well as surrounding areas and create a true cottage feel. Historical architectural detailing will complement the historic residential architecture of the Franklin area while adding a higher level of quality to the proposed homes and the neighborhood. Appropriate scale and quality materials are at the forefront of the architectural language.
- City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
 Average water use for final development is estimated at:
 (4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
 Maximum water use at peak hour factor of 4:
 1,400 * 4 = 5,600 (24 = 234 GAL./hour = 4 GPM
 Water usage impact is minimal.
 Sewer facilities:
 Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
- Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
- Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STORMWATER NOTE

1. The stormwater strategy will be further developed when the site is programmed and construction documents are submitted. Our intent is to develop our plans in accordance with the requirements of the City of Franklin LID stormwater regulations. See Buffer Management Plan, approved 12.9.2014, and Sheets C1.0 - C3.1 in this set.

X = TREES TO BE REMOVED



KISERVOGRIN DESIGN
 5005 Meridian Blvd, Suite 100, Franklin, TN 37067
 615.549.0232

THE COTTAGES AT 509 HILL DRIVE
 FRANKLIN, WILLIAMSON CO., TN
PUD DEVELOPMENT PLAN - COF #5747
SITE PLAN

REVISIONS:
 1-5-2015: RESUBMITTAL PER STAFF COMMENTS

DATE: 11.16.2014
 DESIGNED BY: IBB
 DRAWN BY: BB
 CHECKED BY: DEK
 Q.C. BY: GWY
 PROJECT #: 14055
 SHEET NUMBER:
L1.2