

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1

TAX MAP 079, PARCEL 04003
COF# 6939

DEVELOPER

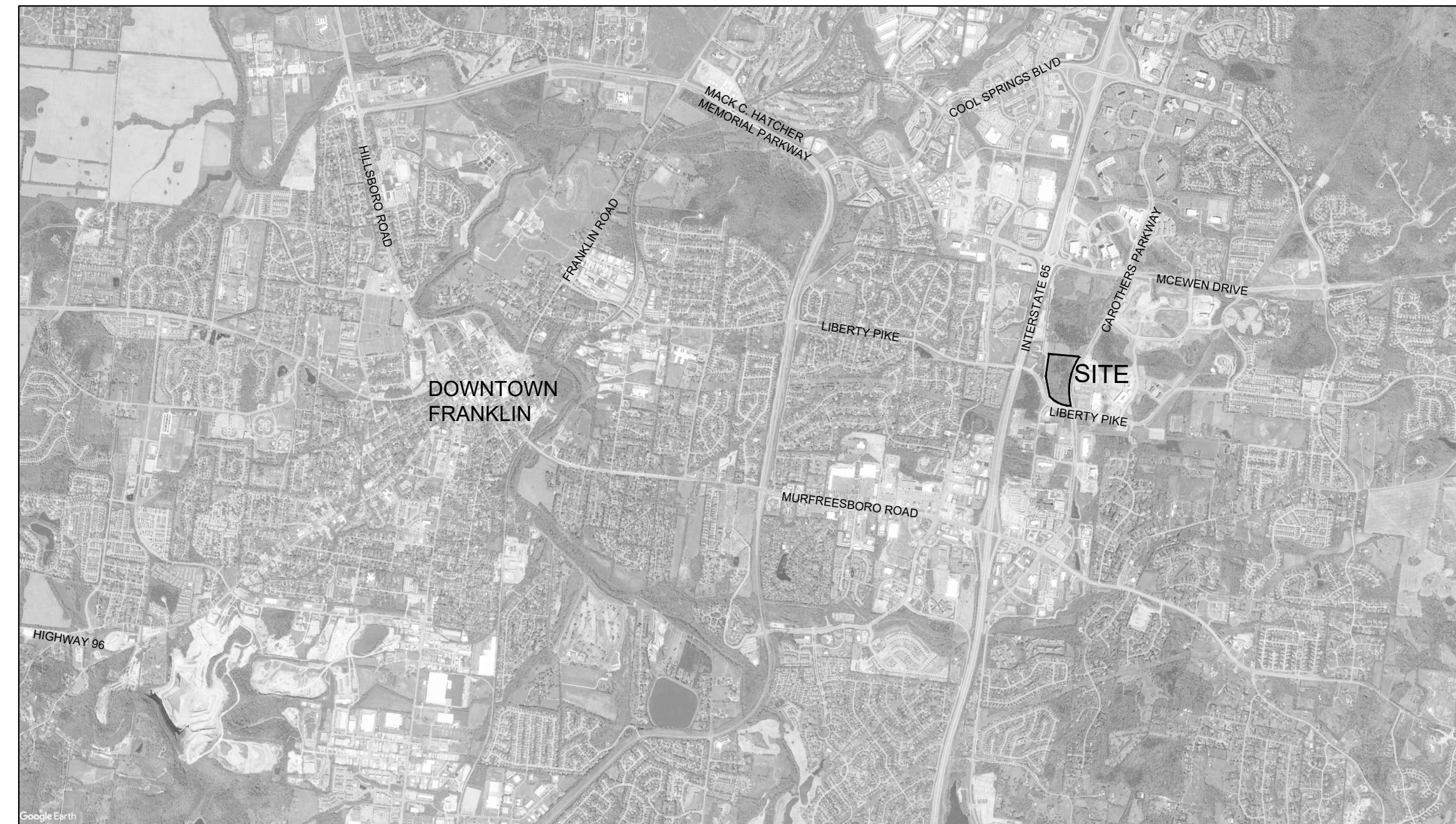
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT: BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

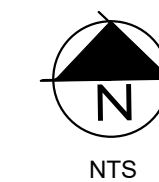
GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
CONTACT: MARY MCGOWEN
EMAIL: mary.mcgowan@kimley-horn.com
PHONE: 615.564.2701



VICINITY MAP



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C 0.0	COVER SHEET
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A 1.0	TYPICAL ARCHITECTURE

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

1. First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
2. On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
3. The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy

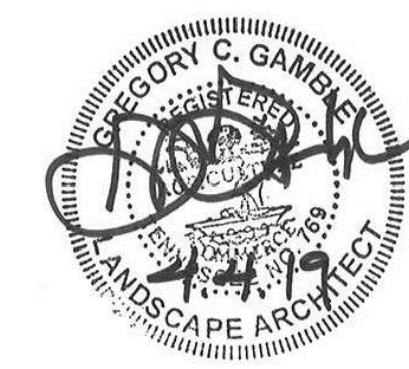
-Total Site Area:	19.83 AC (863,622 SF)
-Existing Tree Canopy:	15.77 AC (686,811 SF)
-Required Tree Preservation:	2.37 AC (103,655 SF) (15%)

Requested M.O.S. for tree preservation:

- Preserved Tree Canopy:
- Reforested Tree Canopy:
- Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.



INITIAL SUBMITTAL:
MARCH 11, 2019

Revisions

1. April 4, 2019
- 2.

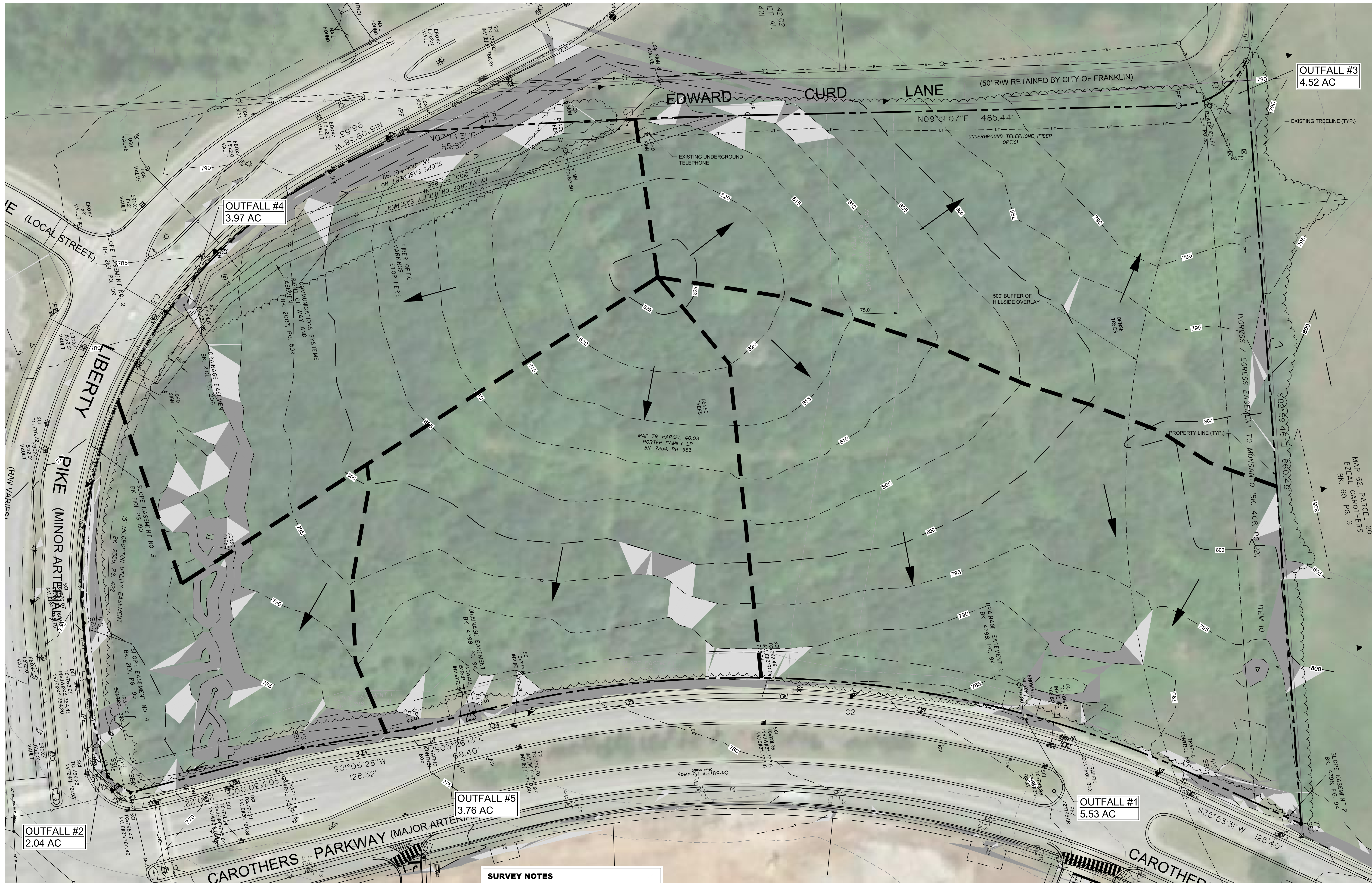


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

**CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I**

EMBREY

Franklin, Williamson County, Tennessee



OUTFALL #2
2.04 AC

OUTFALL #4
3.97 AC

OUTFALL #5
3.76 AC

OUTFALL #1
5.53 AC

OUTFALL #3
4.52 AC

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

- W — EXISTING WATER LINE
- U — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS MAIN
- E — EXISTING ELECTRIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
- ⊙ FH — EXISTING FIRE HYDRANT
- ⊙ — EXISTING LIGHT POLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING ENDWALL ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING ENDWALL ALONG LIBERTY PIKE. OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING TREE CANOPY NOTE

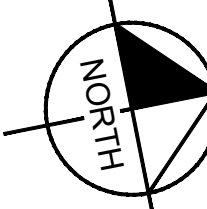
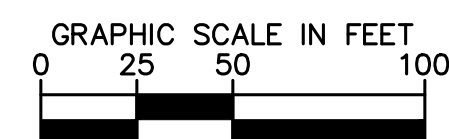
SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±15.77 AC, AND COVERS APPROXIMATELY 80 PERCENT OF THE SITE.

SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HBO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	[Light Gray Box]
20%+	[Dark Gray Box]



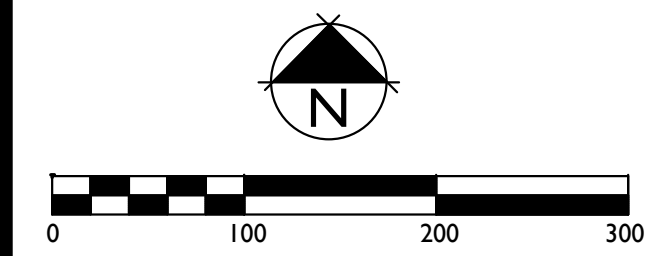
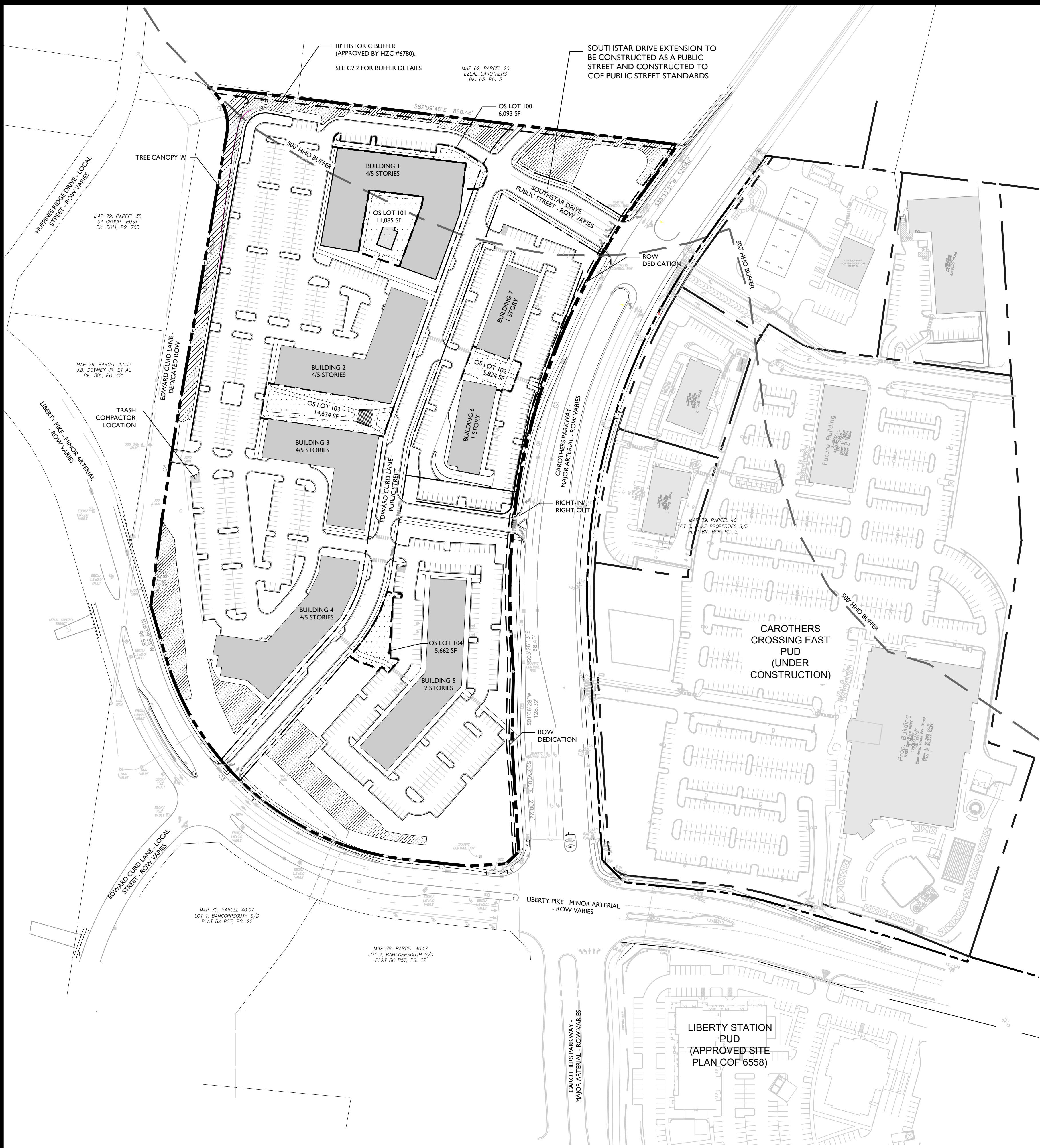
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

CI.1

COF # 6939



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
 SEC. INC.
 THOMAS ROSENTHAL
 850 MIDDLE TENNESSEE BLVD
 MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 15.77 AC (80% OF SITE)
 REQUIRED CANOPY PRESERVATION: 15%
 15% X 15.77 AC TOTAL CANOPY: 103,237 SF, 2.37 AC
 PROVIDED CANOPY PRESERVATION: 13,593 SF, 0.31 AC (13% OF REQUIRED)

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Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
 REQUIRED: 5% x 19.83 AC = 0.99 AC (43,181 SF)
 NOTE: 100% OF OPEN SPACE IS FORMAL
 PROVIDED: 1.00 AC (43,298 SF)

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,682

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF	RATIO	TOTAL
APARTMENTS	1 BEDROOM	209 UNIT	1.5 / UNIT	314
	2 BEDROOM	121 UNIT	2.5 / UNIT	303
RESTAURANT	4,800 SF	10 / 1,000 SF		48
	3,900 SF	12 / EMPLOYEE		20
BANK	3,900 SF	5 / 1,000 SF		19
RETAIL	34,565 SF	3.33 / 1,000 SF		116
OFFICE	24,065 SF	4 / 1,000 SF		97
			TOTAL REQUIRED PER COF	904
			TOTAL REQUIRED PER SHARED PARKING STUDY	803
			TOTAL PROVIDED	857

SHARED PARKING ANALYSIS

11 City of Franklin Rates (with 10% internal capture reduction) 803 parking spaces

PROVIDED PARKING

AREA	PARKING PROVIDED
SURFACE: RETAIL / OFFICE / RESIDENTIAL	804
GARAGE	53
TOTAL:	857

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME: CAROTHERS CROSSING WEST, REVISION 1 6939

PROJECT #: 079--04003

SUBDIVISION: LIBERTY PIKE

LOT NUMBER: FRANKLIN

ADDRESS: WILLIAMSON

CITY: TENNESSEE

COUNTY: 9

STATE:

CIVIL DISTRICT:

EXISTING ZONING: GC

PROPOSED ZONING: SD-X (16.64/67.330)

EXISTING CHARACTER AREA: MECO-4

OTHER APPLICABLE OVERLAYS: HHO BUFFER

APPLICABLE DEVELOPMENT STANDARD: EITHER

ACREAGE OF SITE: 19.83 AC

SQUARE FOOTAGE OF SITE: 863,622 SF

MINIMUM SETBACKS:

CAROTHERS PARKWAY: 50'

EDWARD CURD LANE: 5'

LIBERTY PIKE: 50'

FRONT YARD: 5'

SIDE YARD: 5'

REAR YARD: 30'

OWNER: PORTER FAMILY LP

ADDRESS: P.O. BOX 259
MARTIN, TN 38237

APPLICANT: GAMBLE DESIGN COLLABORATIVE

ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

PHONE:

EMAIL:

CONTACT:

BUILDING SQUARE FOOTAGE: 7 BUILDINGS - 525,912 SF TOTAL

BUILDING HEIGHT: 1 - 5 STORIES

REQUIRED LSR: .2

PROVIDED LSR: .33

MINIMUM PARKING REQUIREMENT: 803 (UTILIZING SHARED PARKING)

MAXIMUM PARKING LIMIT: 909

EXISTING PARKING: N/A

PROVIDED PARKING: 847

RESIDENTIAL DENSITY: 16.64 D.U./A.

EXISTING TREE CANOPY: 686,811 SF (15.77 AC)

PARKLAND: 330 UNITS x \$4,304 = \$1,420,320

OPEN SPACE:

REQUIRED 5% (ALL FORMAL): 0.99 AC (43,181 SF)

PROVIDED (ALL FORMAL): 0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
 WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
 330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REFURISHED (REUSE) WATER FACILITIES
 NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
 NEAREST POLICE STATION: MI (2.1 MI) FRANKLIN POLICE DEPARTMENT
 NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
 NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

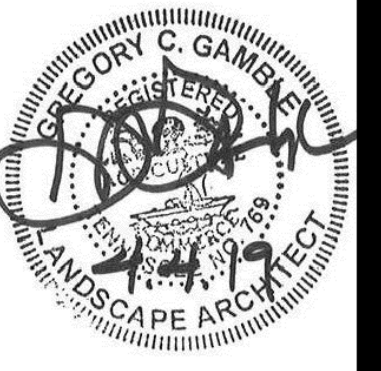
PROJECTED STUDENT POPULATION
 330 x 0.64 = 212 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
 REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION



**CAROTHERS CROSSING WEST
 DEVELOPMENT PLAN, REVISION 1
 EMBREY**

Franklin, Williamson County, Tennessee



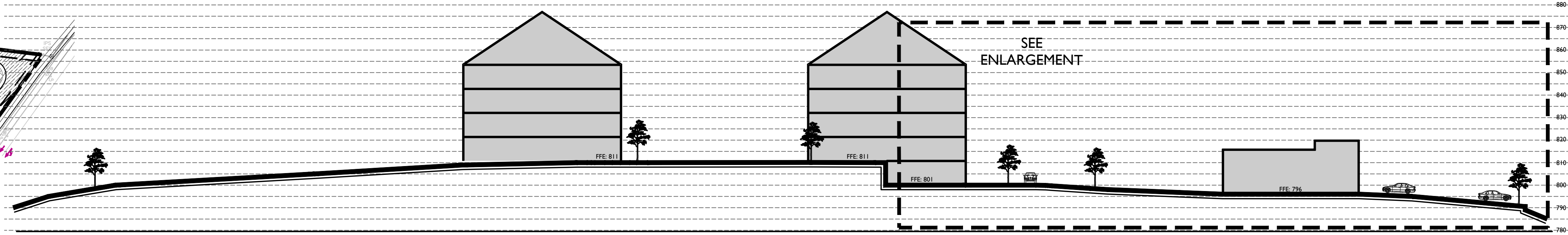
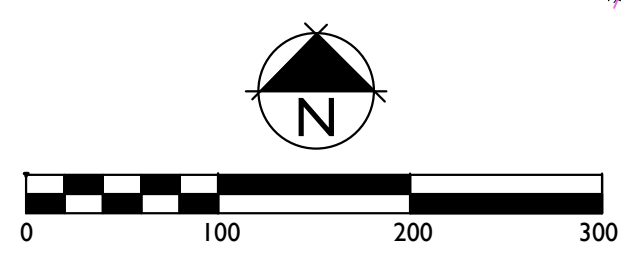
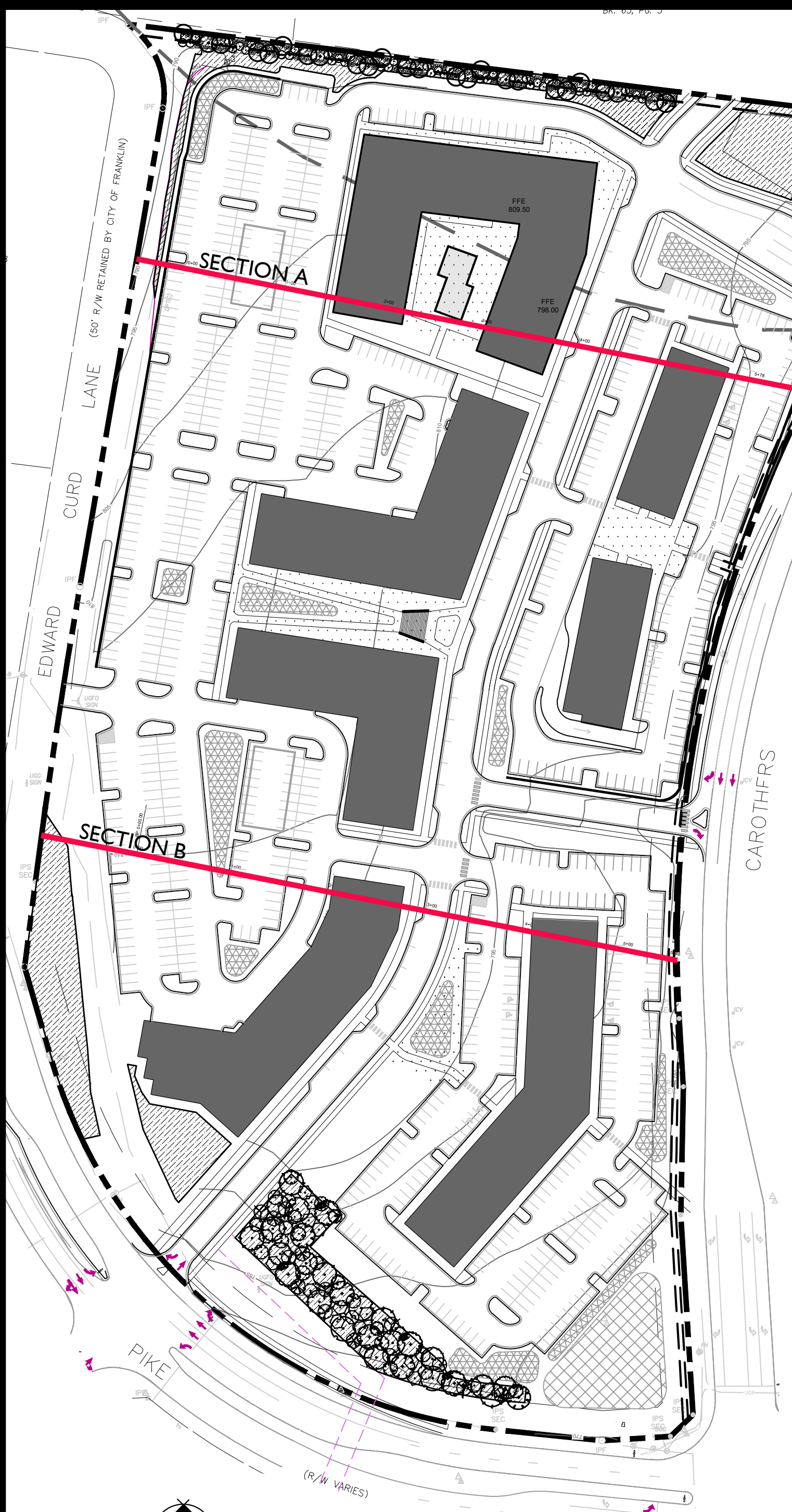
Revision Date

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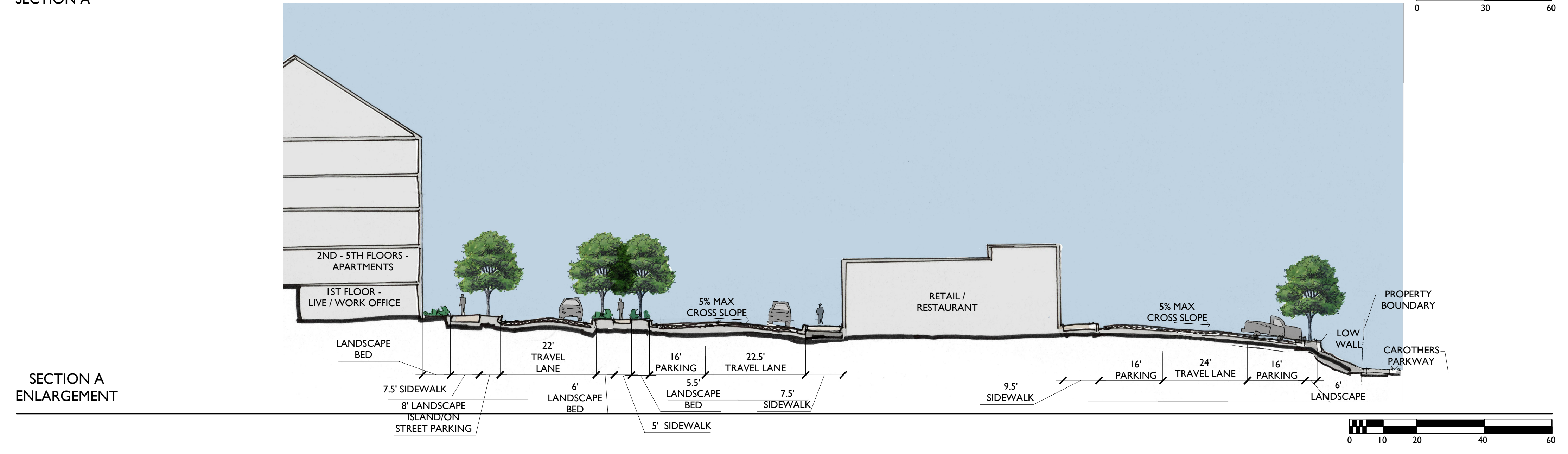
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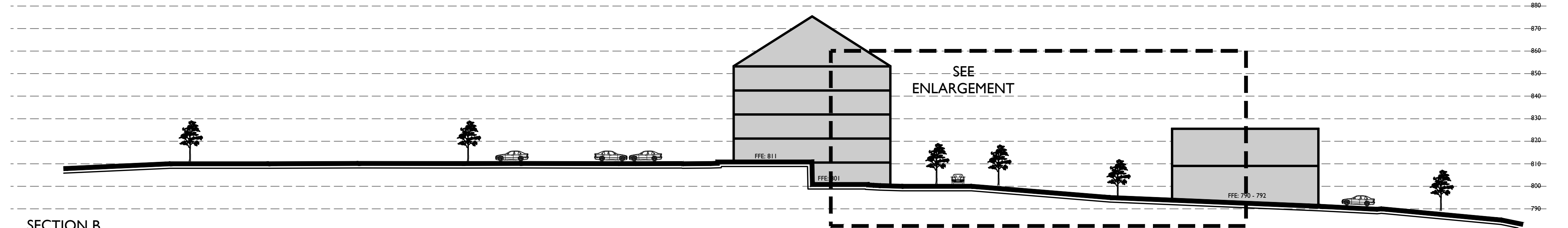
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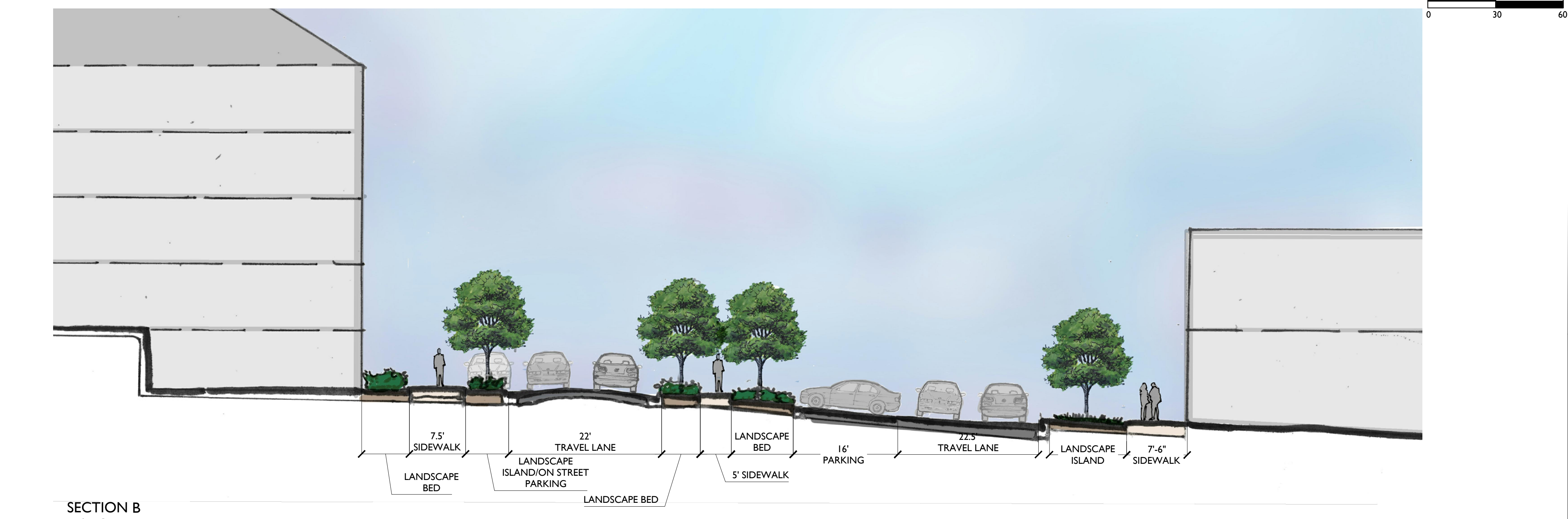
SECTION A



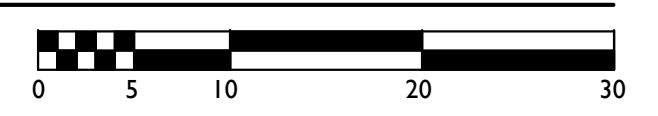
SECTION A ENLARGEMENT



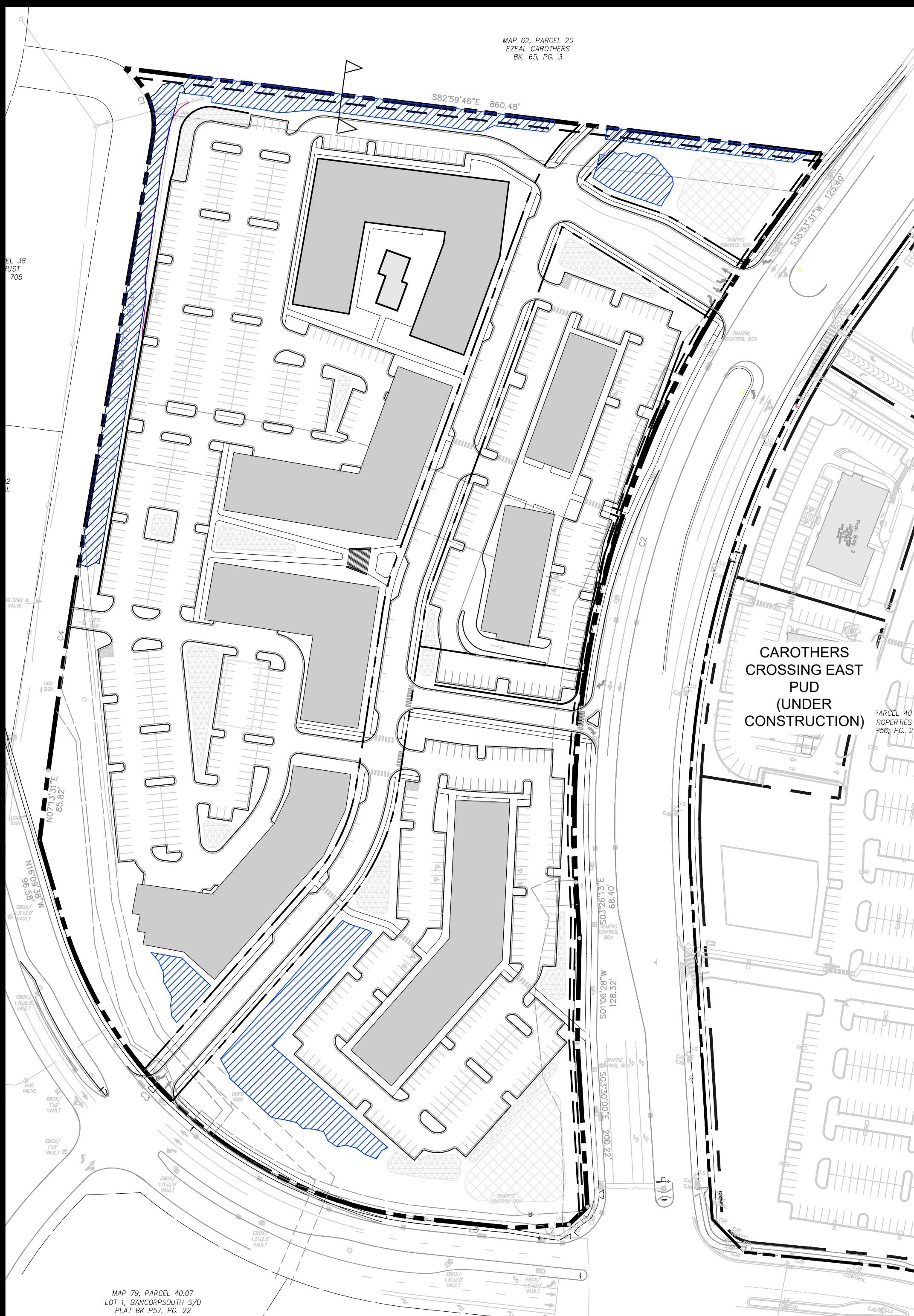
SECTION B



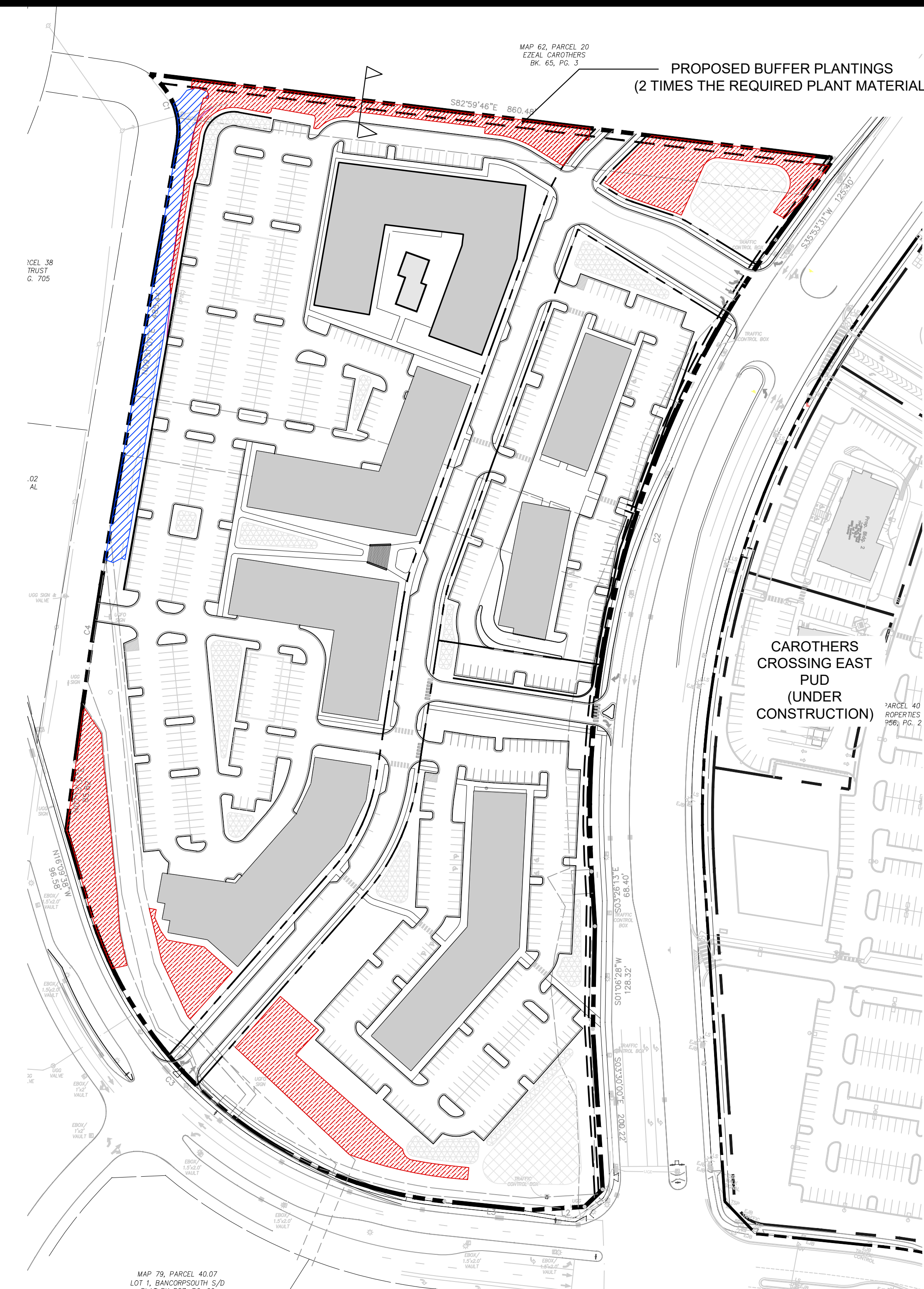
SECTION B ENLARGEMENT



Revision Date



PREVIOUSLY APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN REVISION 1

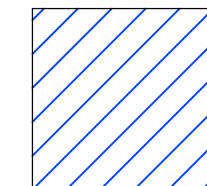
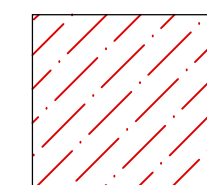
SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:

	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION I
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	53,390 SF (1.23 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	66,983 SF (1.54 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	65%

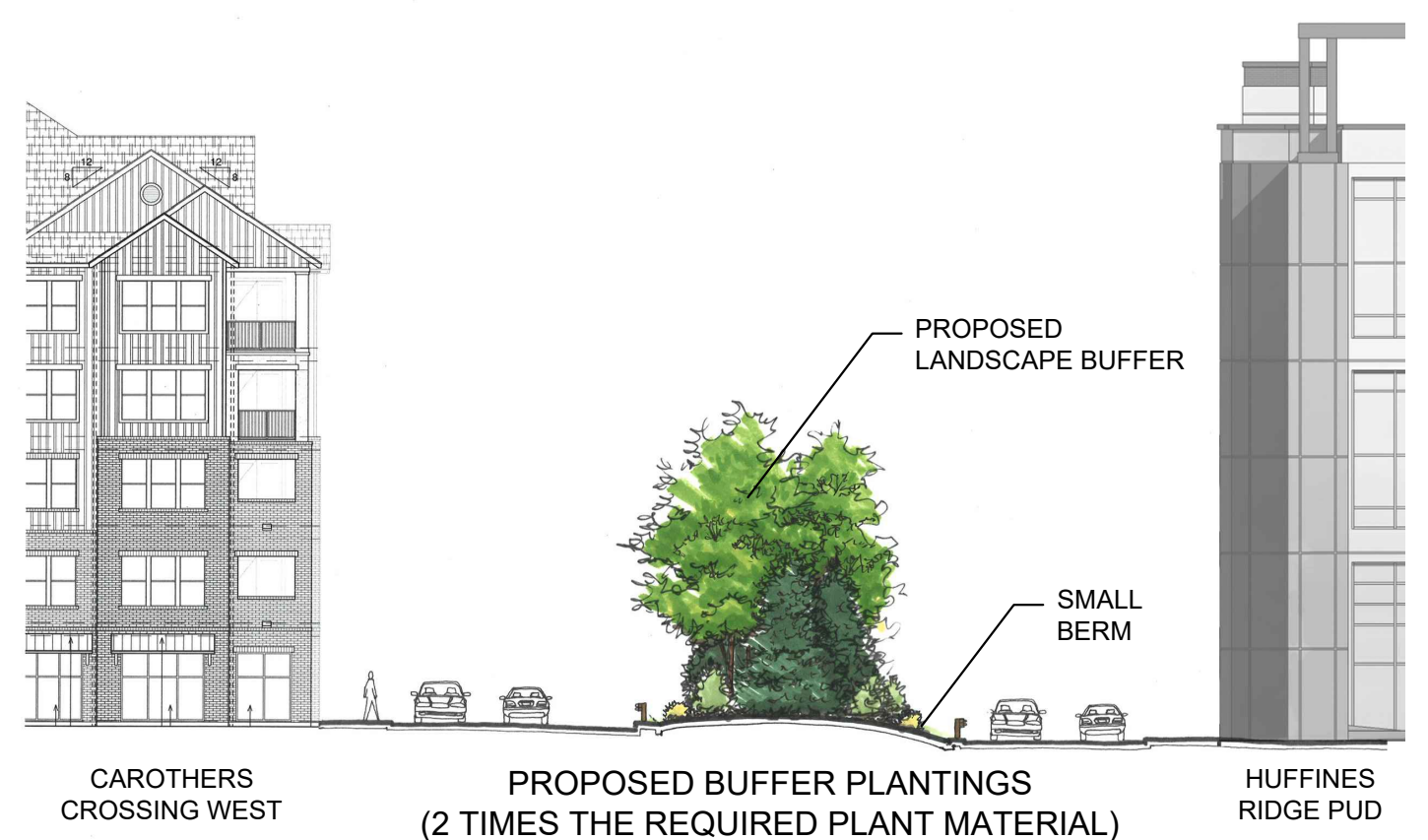
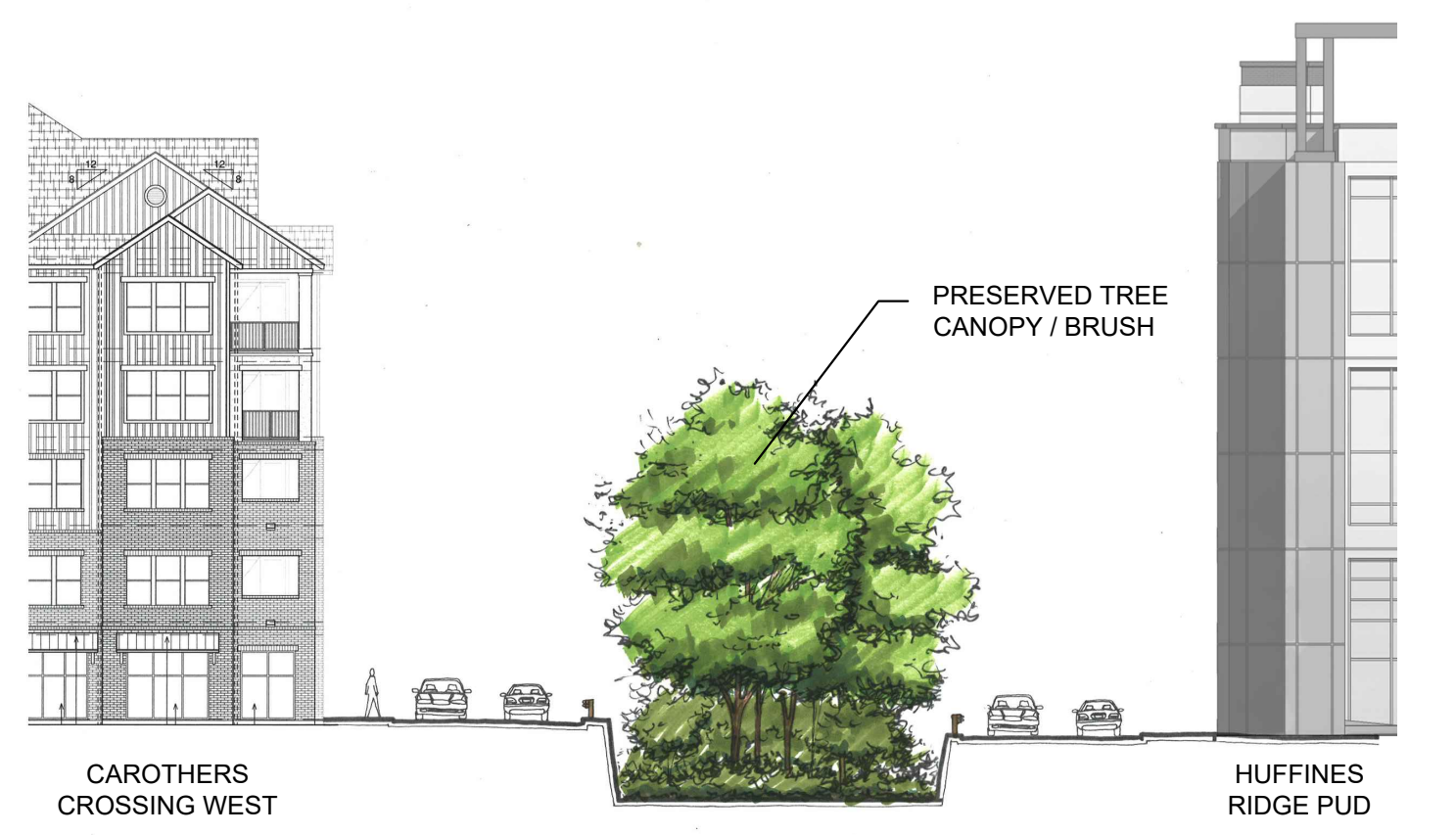
TREE PRESERVATION KEY:

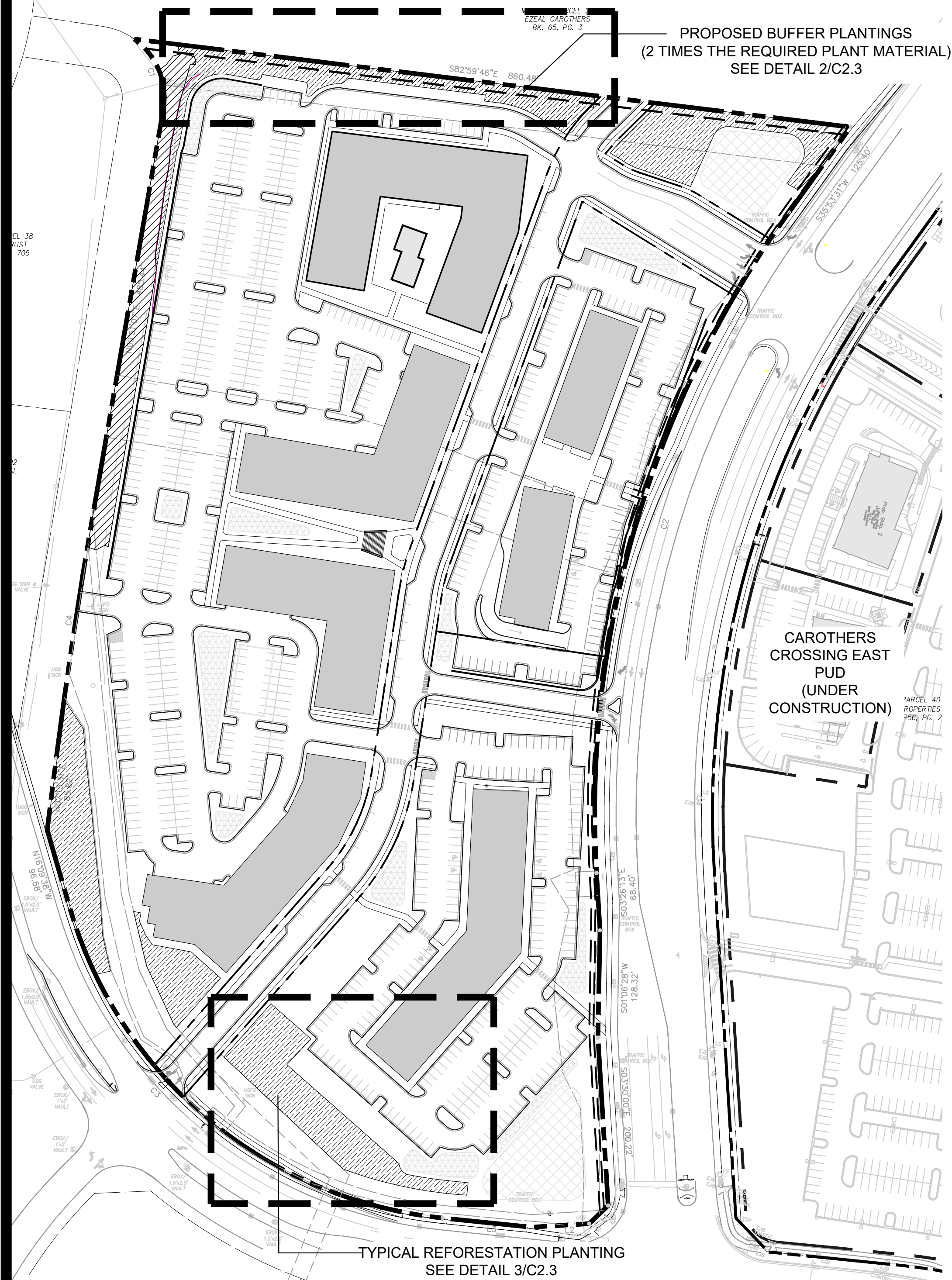
 PRESERVED TREE CANOPY
 REFORESTATION AREA

REFORESTATION DESIGN INTENT:

ENVISION FRANKLIN STATES THAT ESTABLISHED FORESTED AREAS, EXISTING TREE CANOPIES, SPECIMEN TREES, AND RIPARIAN BUFFERS HELP TO ABSORB AIR POLLUTION, REDUCE GLARE, HEAT, NOISE, AND ENHANCE THE QUALITY OF LIFE THROUGH HEALTH AND RECREATION.

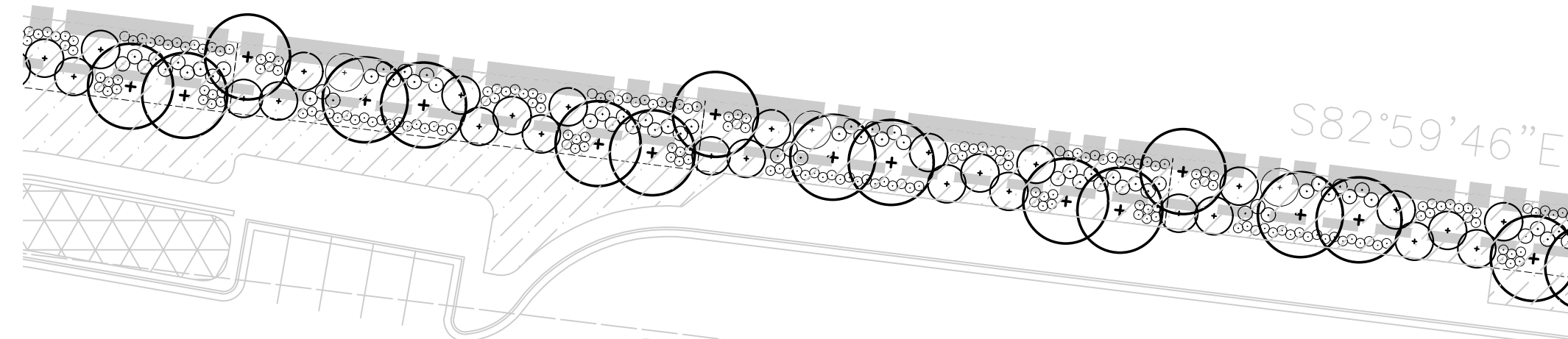
THIS DEVELOPMENT PLAN REVISION PROPOSES TO REFOREST WITH BETTER QUALITY PLANT MATERIAL TO ESTABLISH A CLIMAX FOREST THAT ENHANCES THE SAME QUALITIES OF ENVISION FRANKLIN.



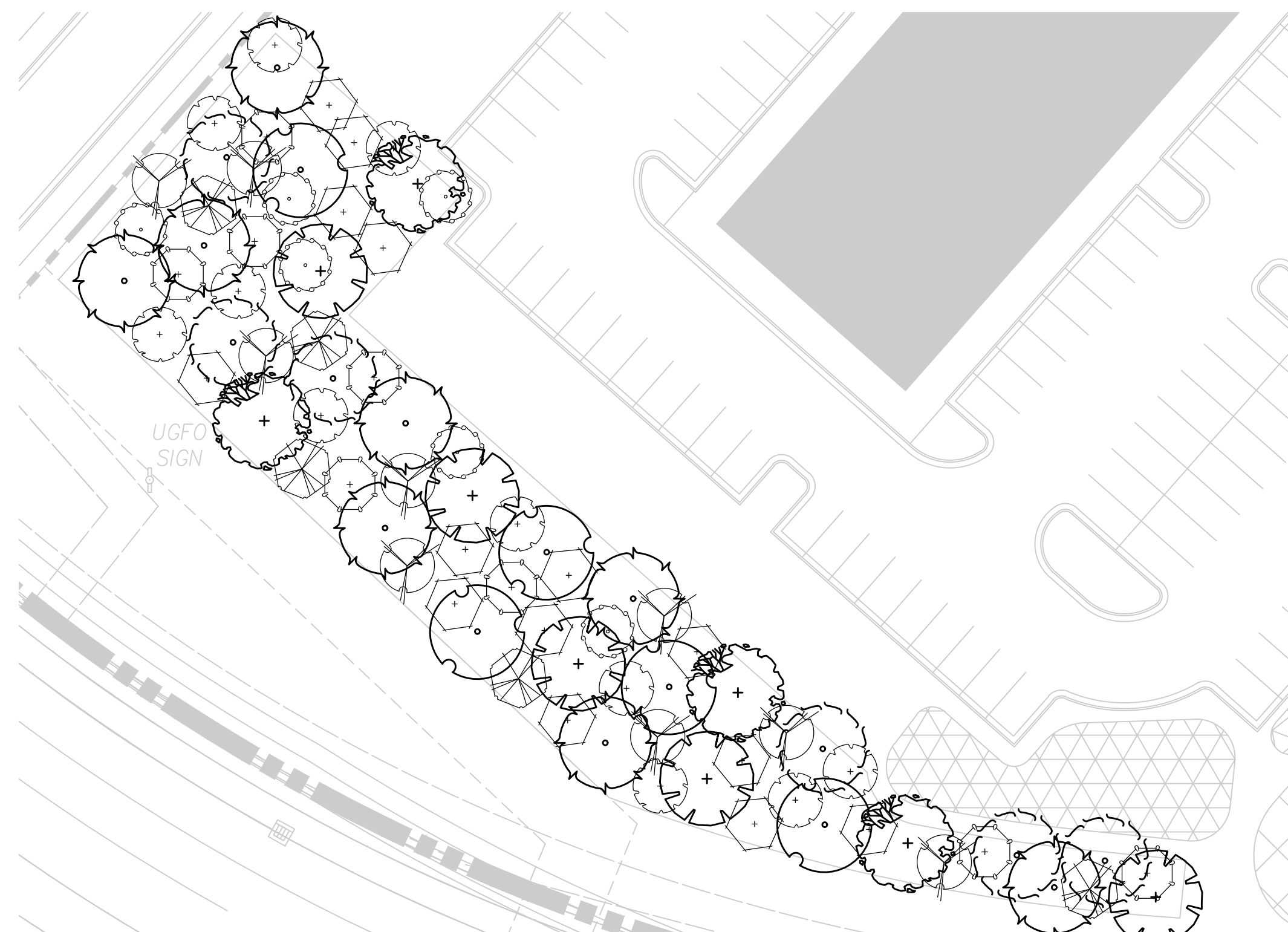


10' HISTORIC BUFFER LANDSCAPE REQUIREMENTS
 BUFFER LENGTH: 482 LINEAR FEET
 TREES PER 100 LINEAR FEET: 7 TREES (34 TOTAL)
 SHRUBS PER 100 LINEAR FEET: 40 SHRUBS (193 TOTAL)

PROPOSED BUFFER LANDSCAPE TOTALS
 BUFFER LENGTH: 482 LINEAR FEET
 TREES PER 100 LINEAR FEET: 14 TREES (68 TOTAL)
 SHRUBS PER 100 LINEAR FEET: 80 SHRUBS (386 TOTAL)



2 BUFFER PLANTING (TYP.)
 C2.3 PLAN



3 EXAMPLE REFORESTATION PLANTING (TYP.)
 C2.3 PLAN

EXAMPLE REFORESTATION PLANTING SCHEDULE (TYP)								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
6	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
6	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
6	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5	QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES								
11	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
11	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
11	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10	OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
 NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079-04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

REFORESTATION PLANTING INTENT:
 IT IS THE INTENT OF THE REFORESTATION PLAN TO ESTABLISH A VARIETY OF PLANT SPECIES AND SIZES IN ORDER TO PROGRESS FROM THE EXISTING WOODY PIONEER FOREST TO A CLIMAX FOREST.
 THEREFORE, AT FINAL SITE PLAN THE REQUIRED TREES AND CALIPER INCHES SHALL BE A VARIETY OF SIZES AND HEIGHTS. IT IS RECOMMENDED TO INSTALL A VARIETY OF SIZES OF TREES INCLUDING 2", 3", AND 4" CALIPER INCHES.
 THE PLANT SCHEDULE OF QUANTITIES AND SIZES ON THIS SHEET IS AN EXAMPLE OF THE TYPES OF PLANTS TO INSTALL. ACTUAL QUANTITIES AND SIZES OF EACH PLANT SPECIES WILL BE DETERMINED AT SITE PLAN PHASE.

1 OVERALL LAYOUT
 C2.3 PLAN

OVERALL REFORRESTATION PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
22	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
21	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21	QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES								
42	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
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BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
 SEQ, INC.
 THOMAS ROSENTHAL
 850 MIDDLE TENNESSEE BLVD
 MURFREESBORO, TN 37129



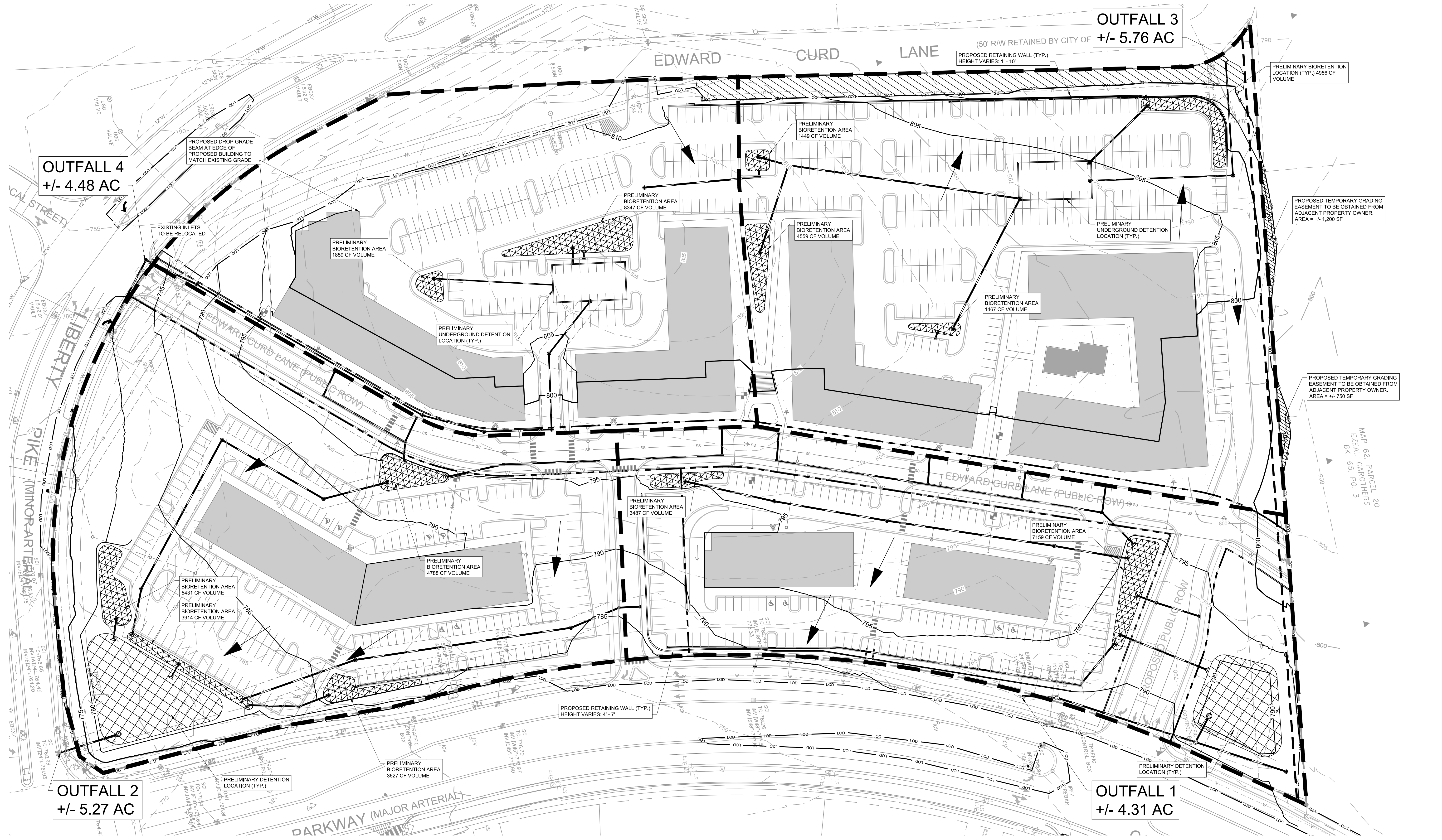
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBRY
 Franklin, Williamson County, Tennessee



Revision Date	_____
△	_____
△	_____
△	_____
△	_____

BUFFER
 PLANTING
 SHEET
C2.3
 COF # 6939



IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS. SEE SHEET C4.0 FOR PROJECTED TRIPS FROM THIS SITE.

COF 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 COARSE 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.

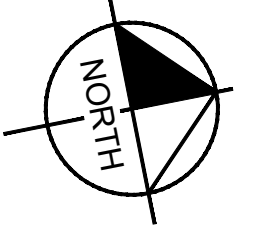
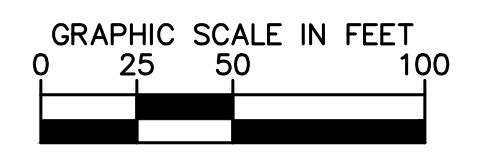
STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

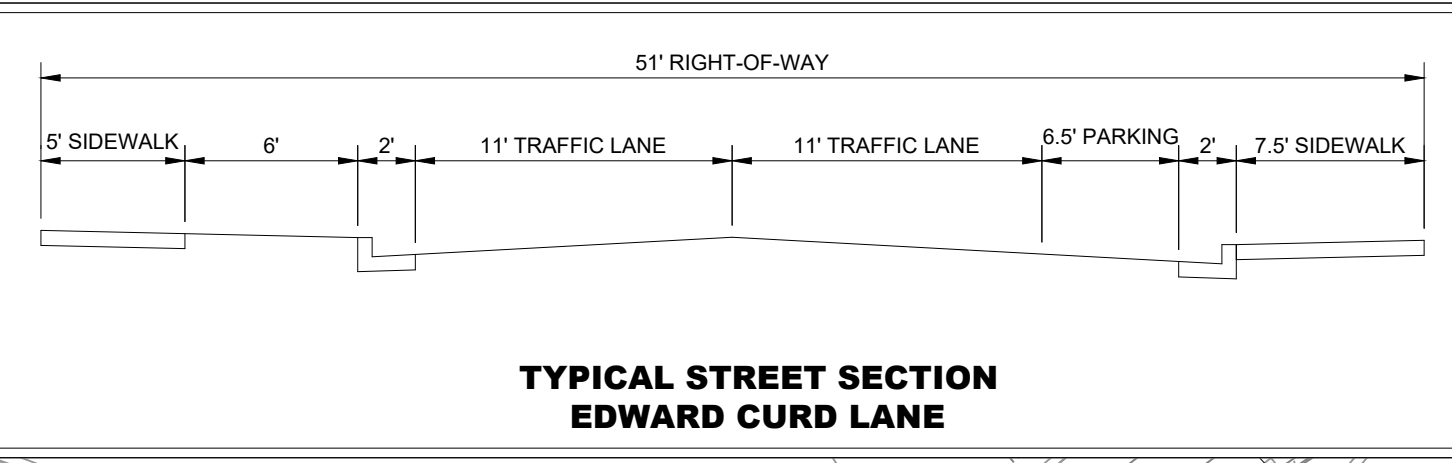
RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

SITE AREA TABLE

TOTAL SITE AREA =	19.83 ACRES
SITE IMPERVIOUS AREA =	+/- 12.95 ACRES



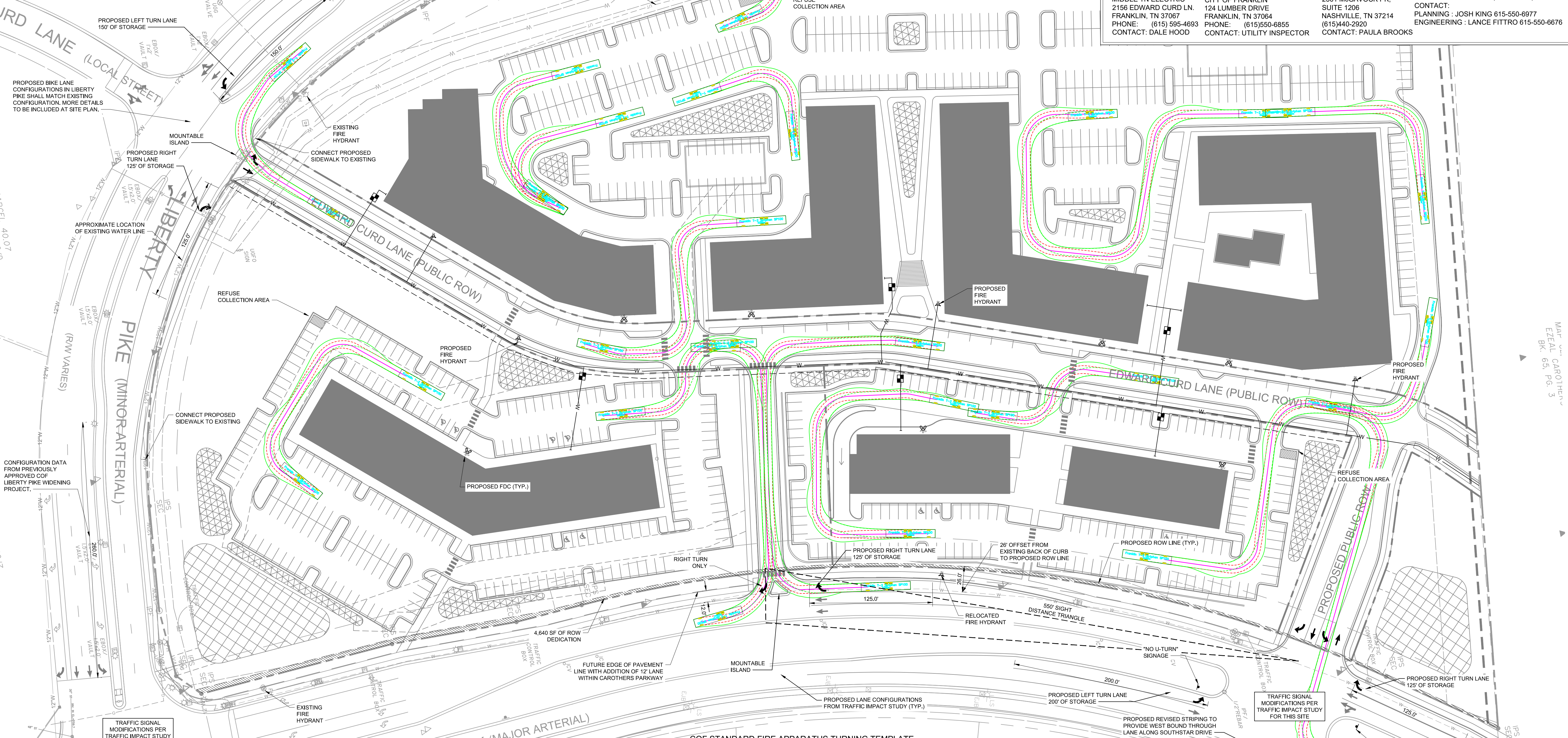
Revision Date



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 560-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676



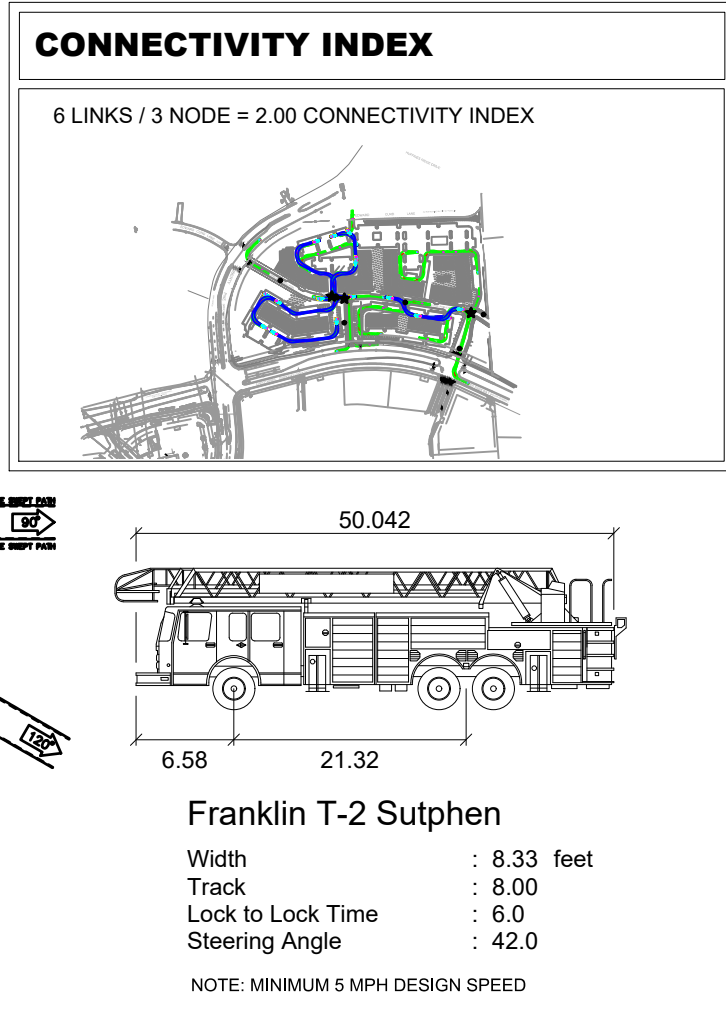
KimleyHorn



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Trip Generation - Carothers Crossing West													
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour					
					Total	Enter	Exit	Total	Enter	Exit			
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56		
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25		
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129		
912	Drive-In Bank	General Urban/Suburban	3,300	s.f.	440	37	21	16	80	40	40		
932	High-Turnover (Sit-down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18		
GROSS TRIPS					6,003	415	223	192	548	280	268		
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268		
Residential					1,840	113	29	84	143	87	56		
Office					266	49	42	7	30	5	25		
Retail					3,359	206	126	80	328	159	169		
Restaurant					538	47	26	21	47	29	18		
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90		
Residential					-96	-9	-2	-7	-66	-44	-22		
Office					-127	-15	-9	-6	-12	-5	-7		
Retail					-242	-19	-6	-13	-78	-28	-50		
Restaurant					-319	-29	-19	-10	-24	-13	-11		
Reduction - Pass-By													
Shopping Center					820	34%	34%	-921	-52	-26	-26	-44	-32
Drive-In Bank					912	2%	35%	-143	-12	-6	-6	-23	-11
High-Turnover (Sit-down) Restaurant					932	43%	43%	-94	-8	-4	-4	-10	-5
NEW TRIPS					4,061	271	151	120	272	142	130		
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178		



IMPACT STATEMENT

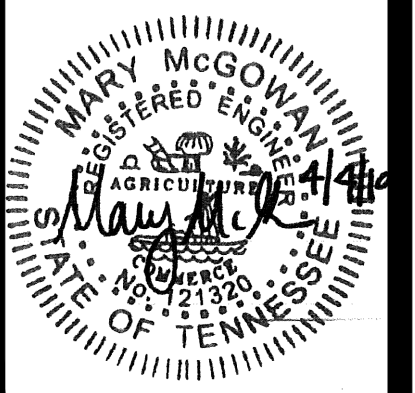
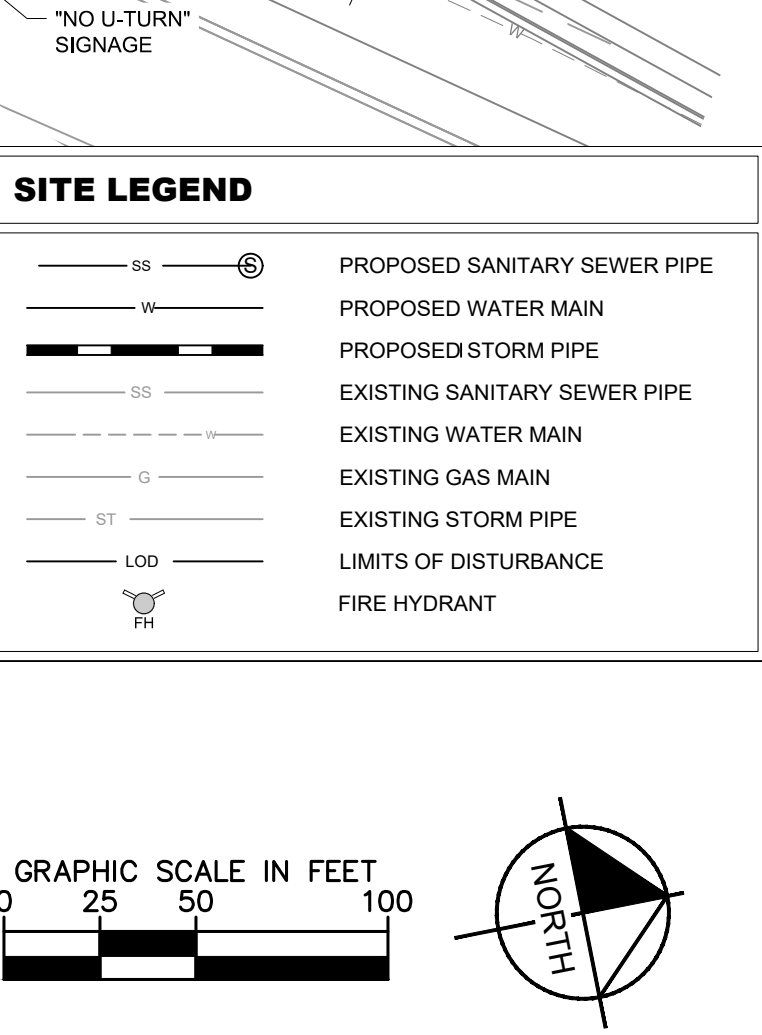
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FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
 STATIC PRESSURE: 124 psi
 RESIDUAL PRESSURE: 110 psi
 FLOW: 1.194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.



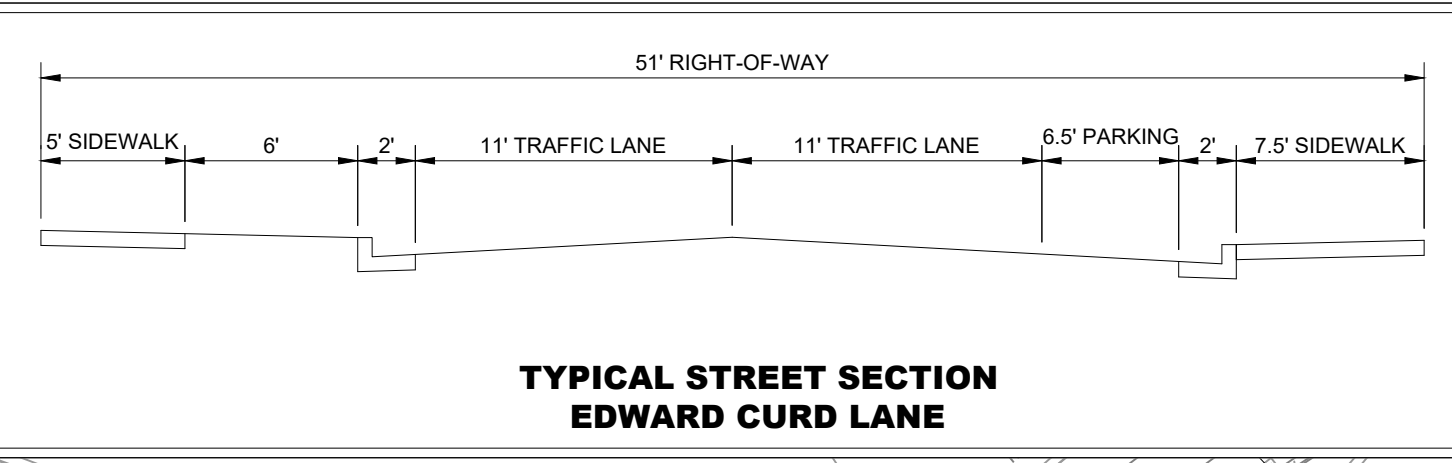
Revision Date _____

ENLARGED ROW & ACCESS

SHEET C4.1

CONF # 6939

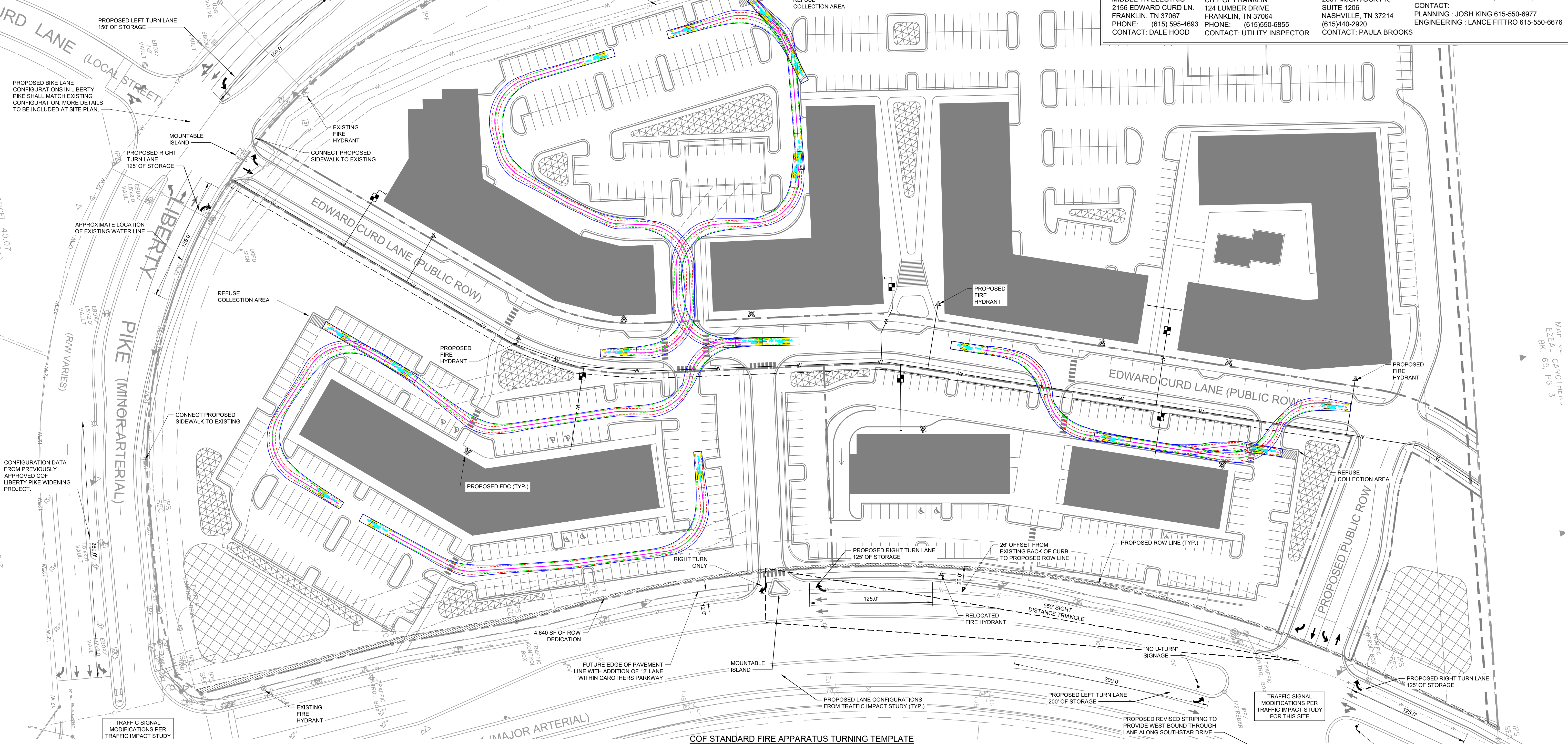
CAROTHERS CROSSING WEST
 DEVELOPMENT PLAN - REVISION I
 EMBREY
 Franklin, Williamson County, Tennessee



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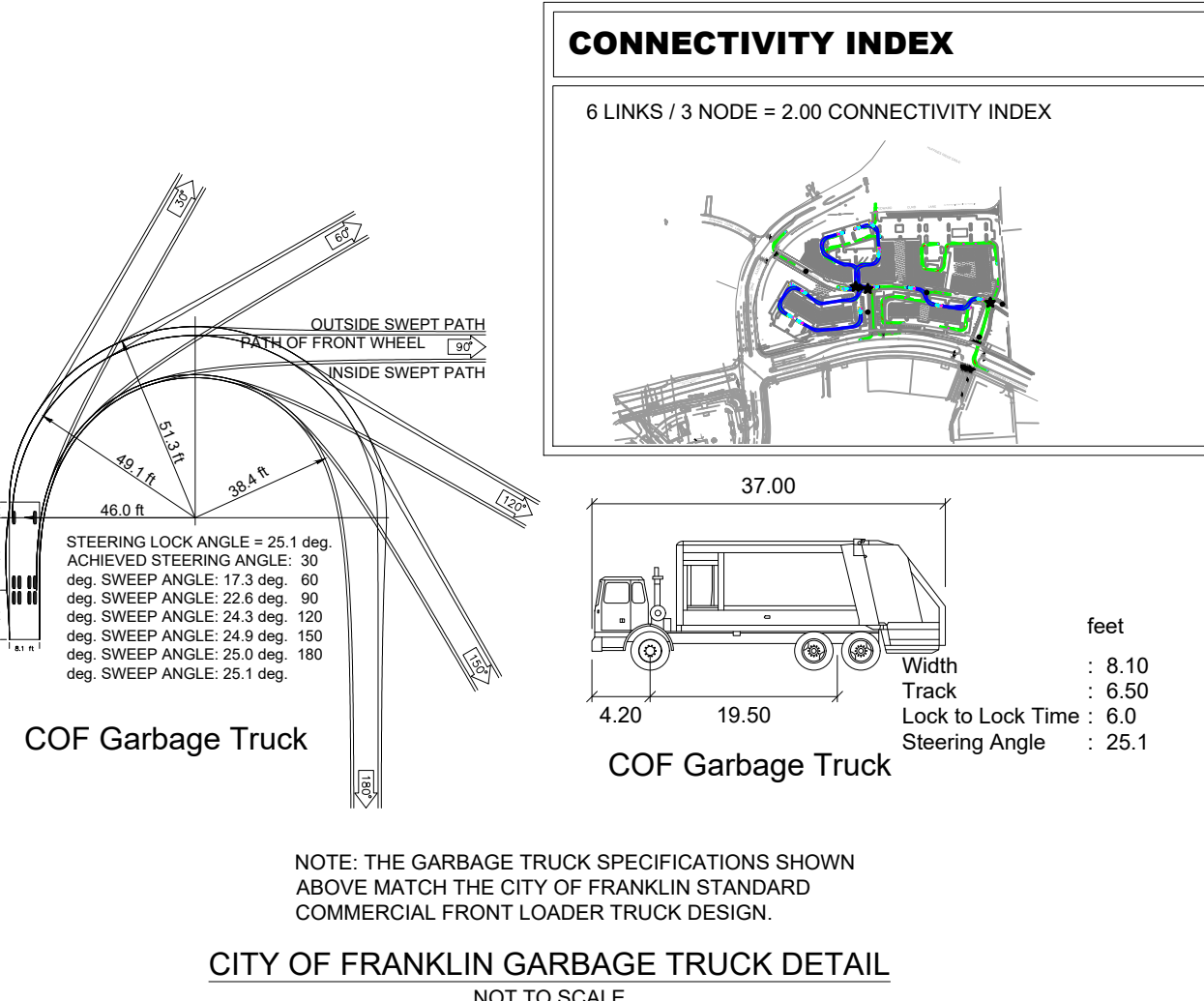
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932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18	
GROSS TRIPS					6,003	415	223	192	548	280	268	
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268	
Residential					1,840	113	29	84	143	87	56	
Office					266	49	42	7	30	5	25	
Retail					3,359	206	126	80	328	159	169	
Restaurant					538	47	26	21	47	29	18	
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90	
Residential					-96	-9	-2	-7	-66	-44	-22	
Office					-127	-15	-9	-6	-12	-5	-7	
Retail					-242	-19	-6	-13	-78	-28	-50	
Restaurant					-319	-29	-19	-10	-24	-13	-11	
Reduction - Pass-By												
Shopping Center					AM	PM	-1,158	-72	-36	-36	-96	-48
Drive-In Bank					AM	PM	-921	-52	-26	-26	-64	-32
General Urban/Suburban					2%	35%	-143	-12	-6	-6	-23	-11
High-Turnover (Sit-Down) Restaurant					43%	43%	-94	-8	-4	-4	-10	-5
NEW TRIPS					4,061	271	151	120	272	142	130	
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178	



IMPACT STATEMENT

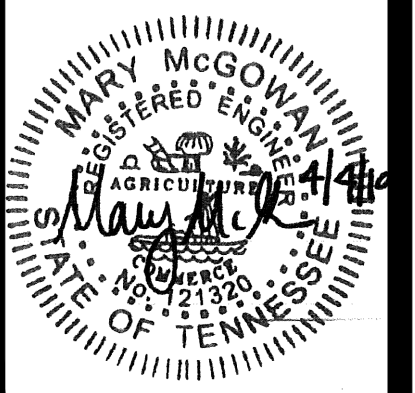
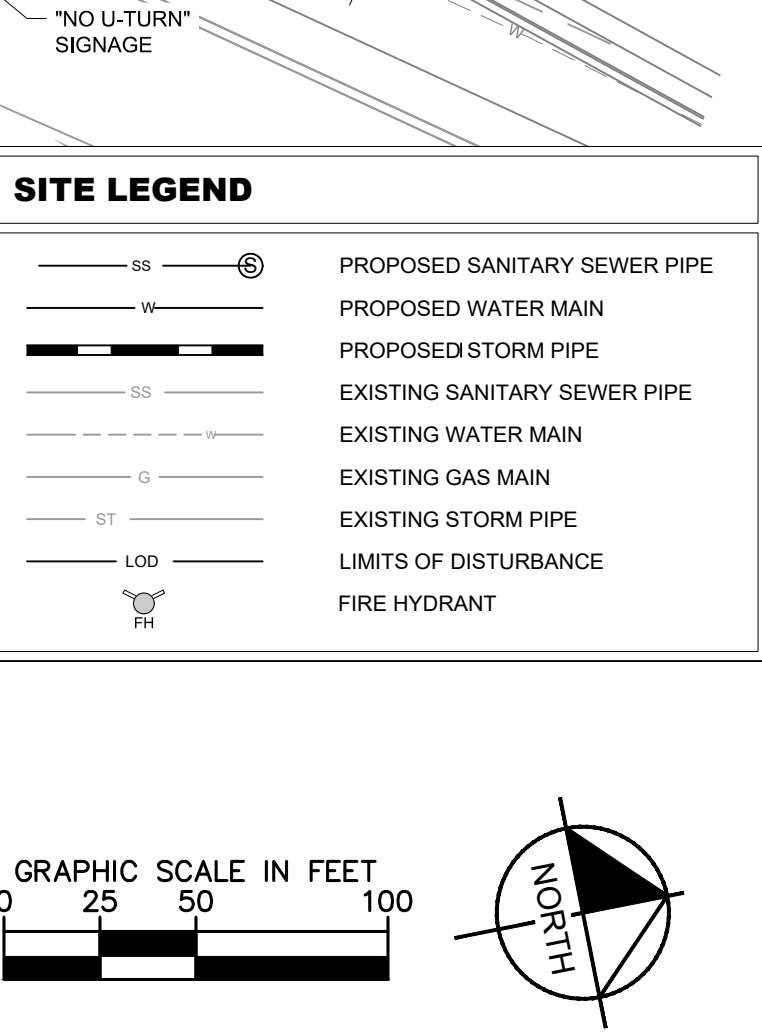
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFF-SITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
 STATIC PRESSURE: 124 psi
 RESIDUAL PRESSURE: 110 psi
 FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

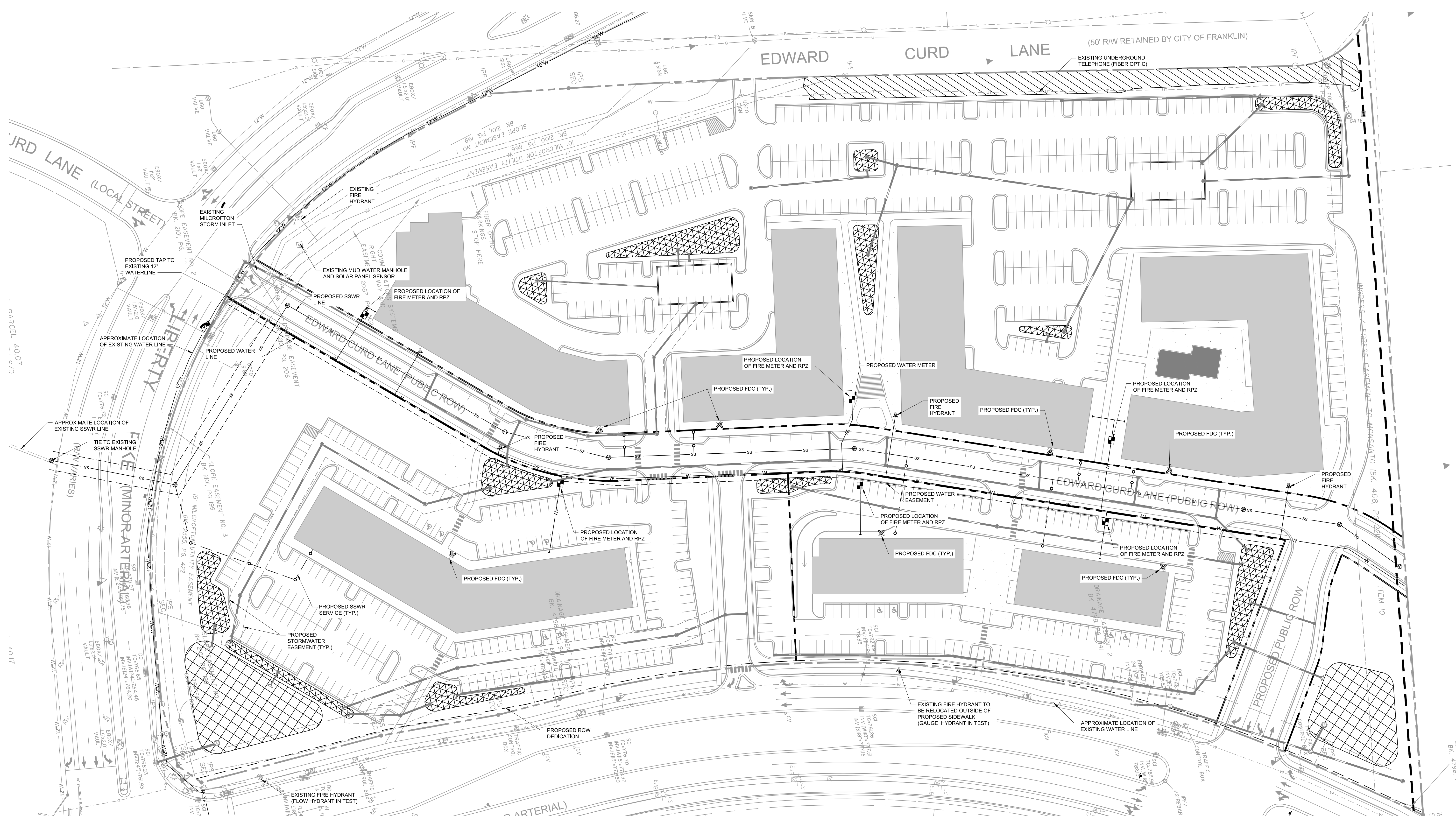


Revision Date _____

ENLARGED ROW & ACCESS

SHEET
C4.2
COF # 6939

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I
EMBREY
Franklin, Williamson County, Tennessee



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

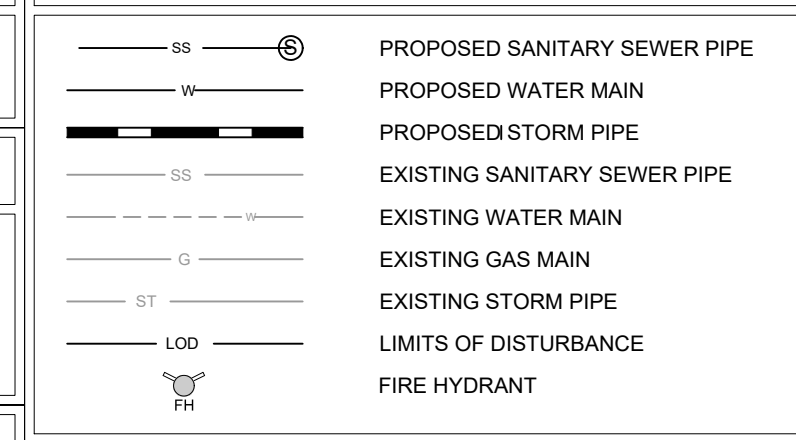
EXISTING UTILITIES NOTE
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE
WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

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SITE LEGEND



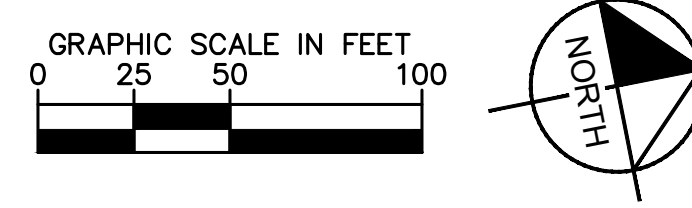
Revision Date



UTILITY PLAN DATA CHART

FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
TOTAL			106,800 GPD

*FLOWS ESTIMATED FROM COF STANDARDS
306 SFUE





Revision	Date
△	_____
△	_____
△	_____
△	_____



1 RESIDENTIAL - BUILDINGS 1-4
A1.0 ELEVATION N.T.S.



2 COMMERCIAL - BUILDING 5
A1.0 ELEVATION N.T.S.



3 COMMERCIAL - BUILDINGS 6 & 7
A1.0 ELEVATION N.T.S.