

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA = 2.982 ACRES
(SECTION 1) = 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

Site Data

PROJECT NAME:	Township PUD
PROJECT #	----
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1127 Murfreesboro Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	9th
EXISTING ZONING & CHARACTER OV:	SD-X (3.39/68,961) /MECO-9
OTHER APPLICABLE OVERLAYS:	PUD
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	17.30 Acres
SQUARE FOOTAGE OF SITE:	753,204 ± Square Feet
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	N/A Front
SIDE YARD:	10 Feet
REAR YARD:	30 Feet
DEVELOPER:	JD Eatherly
ADDRESS:	1720 West End Avenue # 600
	Nashville, TN 37027
PHONE NUMBER:	(615) 373-8850
FAX NUMBER:	
EMAIL ADDRESS:	
CONTACT NAME:	JD Eatherly
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 115
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Michael@daleandassociates.net
CONTACT NAME:	Michael Garrigan, PE
BUILDING SQUARE FOOTAGE:	No Square Feet Existing
	Proposed 59,736 SF ±
BUILDING HEIGHT:	1 Story Maximum
MAXIMUM FLOOR AREA RATIO:	N/A
FLOOR AREA RATIO OF SITE:	0.08 (Phase 1 Only)
PROPOSED LANDSCAPE SURFACE:	(See Landscape Plans)
MINIMUM LANDSCAPE SURFACE:	(See Landscape Plans)
MIN. PARKING REQUIREMENT:	0.5 Spaces/ Unit Assisted Living
OPEN SPACE:	34 Parking Spaces Required
PARKING PROVIDED:	
	40-90° Stalls Proposed
	40 Total Spaces Proposed
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	68 Assisted Living
TREE DENSITY:	(See Landscape Plan)
TREE CANOPY:	(See Landscape Plan)
PARKLAND:	N/A
OPEN SPACE:	(See Landscape Plan)

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

OPEN SPACE AREAS

# FORMAL TYPE	SQ/FT	ACREAGE
1 POCKET PARK	22,420 SF	0.51
2 POCKET PARK	12,470	0.29
3 POCKET PARK	4,556	0.11
TOTAL:	39,476 SF	0.91 AC

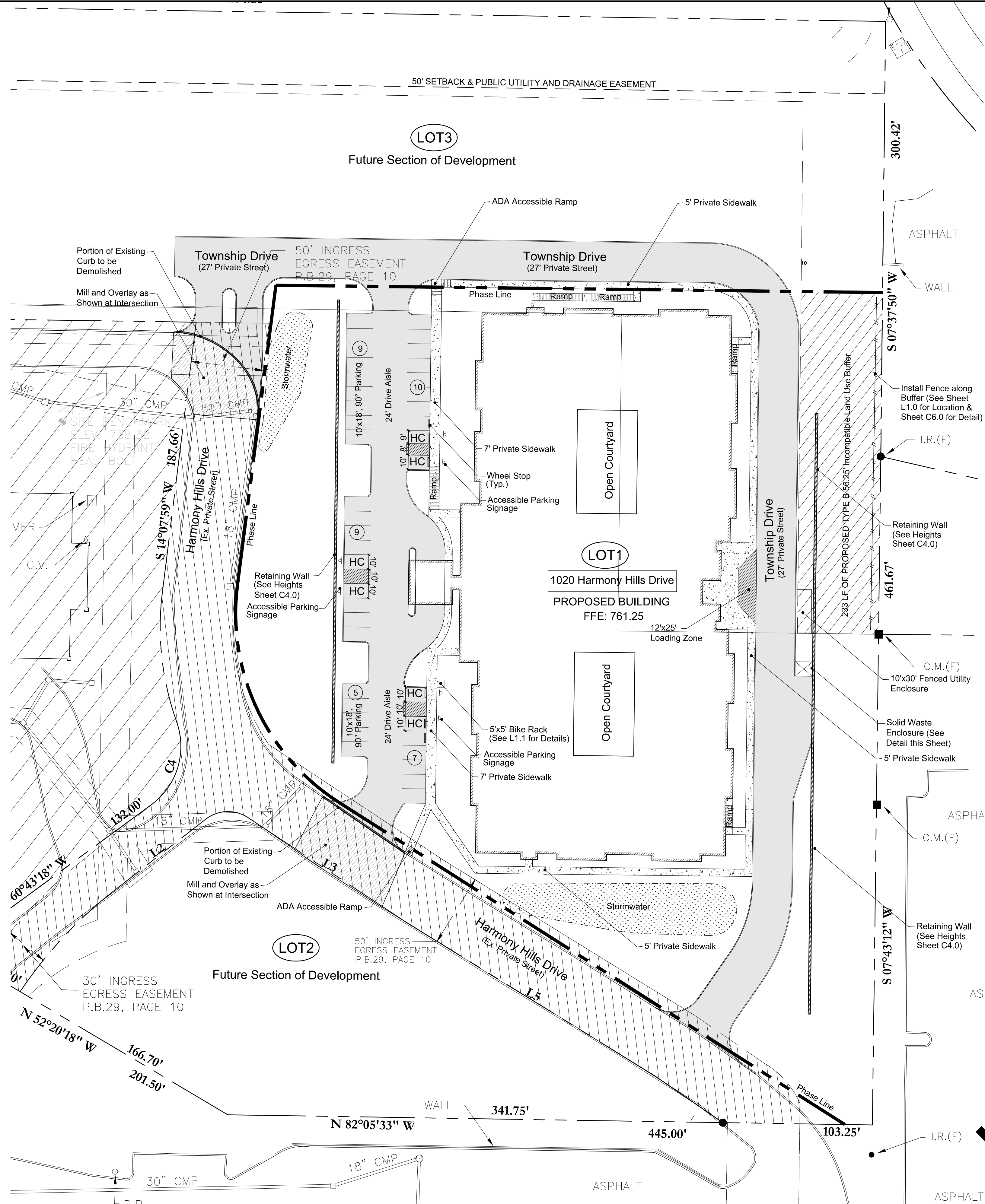
OPEN SPACE PROVISION

TOTAL SITE AREA: 753,204 SF 17.29 AC
TOTAL REQUIRED OPEN SPACE: 37,660 SF 0.86 AC 5%

FORMAL REQUIRED: 37,660 SF 0.86 AC 5%
FORMAL PROVIDED: 39,476 SF 0.91 AC

FORMAL SPACE DESCRIPTION

THE FORMAL OPEN SPACE ON THIS PROJECT CONSISTS OF TWO POCKET PARKS. ONE WILL BE IN FRONT OF THE ASSISTED LIVING CLOSE TO PATIENT ROOMS. THE OTHER IS IN-BETWEEN UNITS 35 AND 36. IN BOTH OF THESE PARKS, THERE WILL BE SOLID PATIO SURFACES AND OUTDOOR FURNITURE. THERE WILL ALSO BE OUTDOOR LIGHTS. BOTH WILL BE HANDICAP ACCESSIBLE WITH SPACIOUS LEVEL AREAS AND RAMPS AS NEEDED.



Phase 1 Site Plan

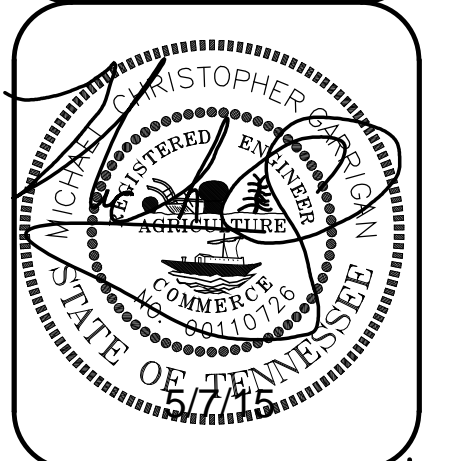
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
516 Heather Place
Nashville, Tennessee 37204
(615) 397-5166

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04



UTILITY LOCATION NOTE:
Contractor to Contact all Local
Utility Companies prior to
commencing work to mark all
Utilities in the Field.

D&A Project #12017
Township PUD
City of Franklin Project #5841

C2.0

Sheet 4 of 20