

NICHOL MILL LOFTS DEVELOPMENT PLAN

447 NICHOL MILL LANE
LOTS 810 & 814, GALLERIA COMMERCIAL COMPLEX SUBDIVISION
MAP 053 PARCELS 7.01, 117.24, 117.31, AND 117.32

OWNERS

ALLAN & CANDACE REVELETTE
5209 COLFAX COURT, BRENTWOOD TN37027

ATHENA COOL SPRINGS HOSPITALITY, LLC
SUNIL PATEL
2521 ELM HILL PIKE, NASHVILLE, TN 37214

NICHOL MILL TRUST
121 FIRST AVE S, SUITE 200, FRANKLIN TN 37064

DEVELOPER

MEEKS + PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TEXAS 77079
CONTACT: DON MEEKS
EMAIL: dmeeks@meeekspartners.com
PHONE: (281) 558-8787

LANDSCAPE ARCHITECT / PLANNER JOB NO. 14007

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

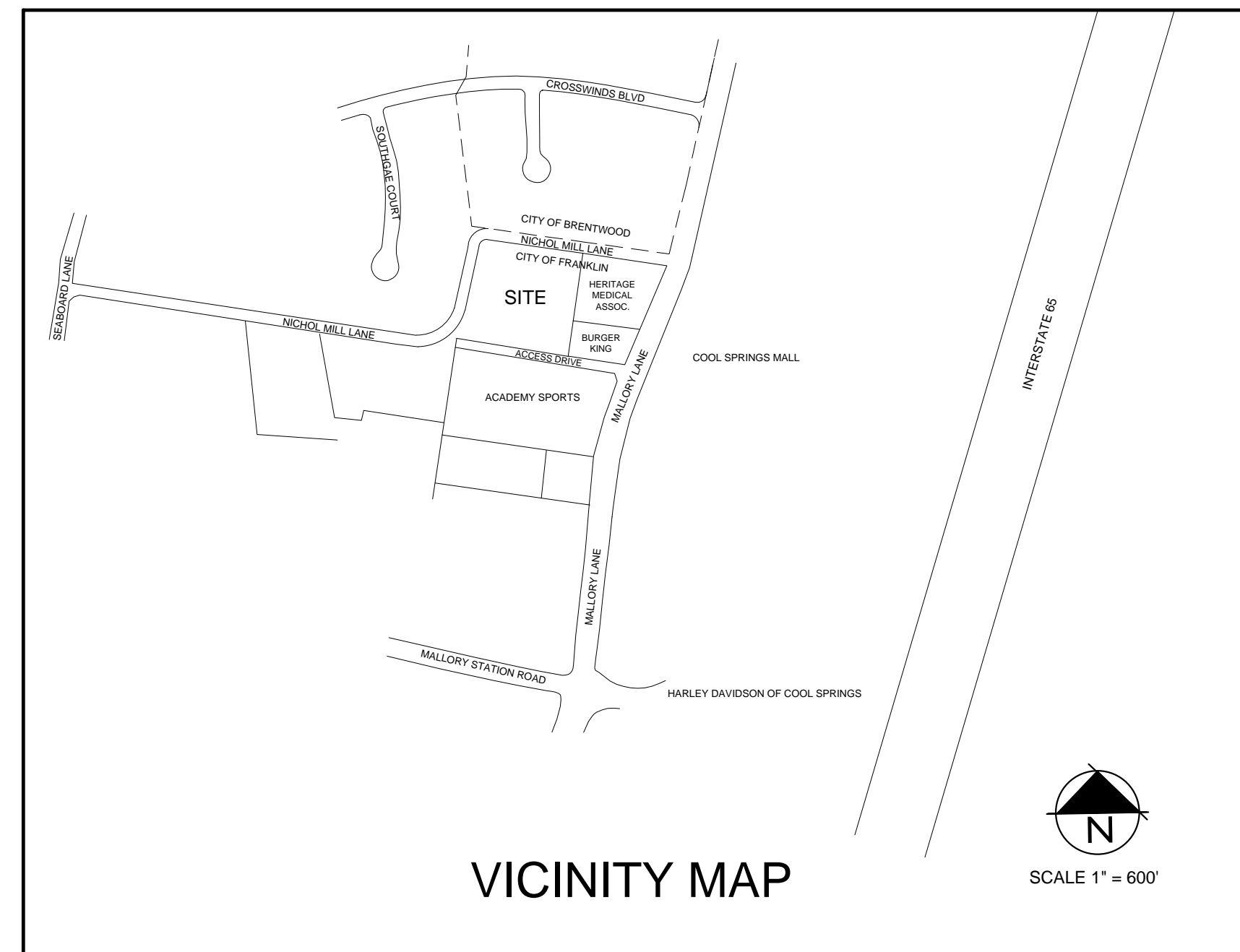
BARGE CAUTHEN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
CONTACT: JOHN GORE
EMAIL: jgore@bargecauthen.com
PHONE: (615) 356-9911

TRAFFIC ENGINEER

RPM TRANSPORTATION CONSULTANTS, LLC
1101 17TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
CONTACT: AMY L. BURCH, PE
EMAIL: amyburch@rpmtraffic.com
PHONE: O(615)370-8410 C(917)420-0696

SURVEYOR

INITIAL POINT LAND SURVEYING, INC.
3324 CARL ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: L. KEVIN MOREHEAD, RLS 2315
EMAIL: 615790he@bellsouth.net
PHONE: O (615) 790-4240 C (615) 615.548.5852



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

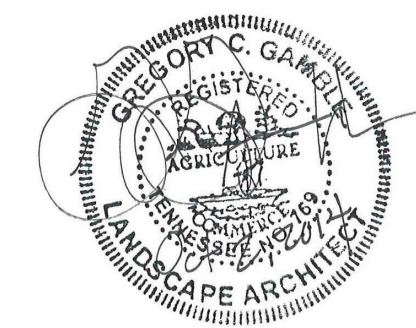
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

SHEET INDEX

C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS
C 3.0	DEVELOPMENT PLAN
C 4.0	GRADING & UTILITY PLAN
C 5.0	STORMWATER MANAGEMENT PLAN
C 6.0	AUTO TURN
A 1.0	ARCHITECTURAL ELEVATIONS

MODIFICATION OF STANDARDS

1. MOS1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING FROM 200 FEET TO A LENGTH OF 450 FEET. THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM NICHOL MILL LANE. THE ARCHITECTURE IS DESIGNED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND MATERIALS EVERY 60 TO 85 FEET.



OCT 2, 2014
SEP 8, 2014
JULY 3, 2014
JUNE 5, 2014
MAY 12, 2014

COF # 4564



NOTES

1. SURVEY INFORMATION PROVIDED BY INITIAL POINT LAND SURVEYING, INC.
2. TRIP GENERATION DATE PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC
3. FIRE HYDRANT FLOW FOR THE HYDRANT
 STATIC PRESSURE 110 PSI
 RESIDUAL PRESSURE 106 PSI
 FLOW 918 GPM
 PROJECTED FLOW AT 20 PSI 4,981 GPM
4. THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
5. THE BUILDING WILL BE SPRINKLED.
6. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F, DATED 08-29-06, ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

CURVE DATA

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	01°50'13"	1975.80	31.68'	63.35'	63.35'	N77°32'15"W
C-2	02°26'07"	2024.77'	43.04'	86.06'	86.05'	N77°50'12"W
C-3	03°08'37"	2025.37'	55.57'	111.12'	111.11'	N80°37'33"W
C-4	04°05'07"	74.82'	2.67'	5.33'	5.33'	S48°55'29"W
C-5	03°04'39"	294.63'	7.91'	15.83'	15.82'	N84°52'39"E
C-6	53°24'11"	49.82'	25.06'	46.44'	44.77'	N56°58'14"E
C-7	20°50'57"	44.55'	88.12'	87.63'	87.63'	N19°30'41"E
C-8	32°31'46"	152.32'	44.44'	86.48'	85.32'	N25°08'42"E
C-9	33°17'23"	152.32'	45.54'	88.50'	87.26'	N82°00'58"E

ADJACENT PROPERTY OWNERS

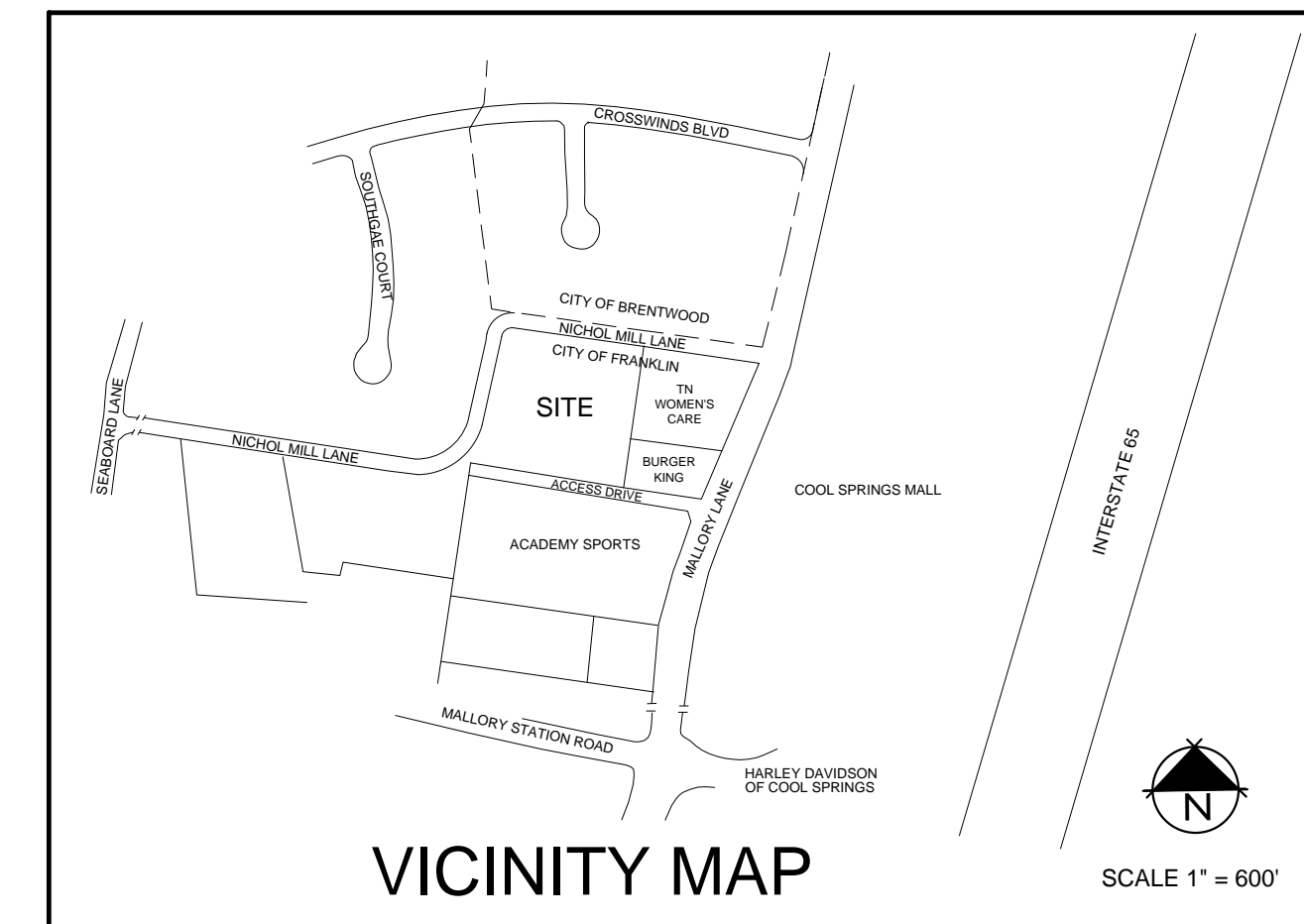
Parcel ID	Owner	Owner Address	City	State	ZIP
053-11300	LYNX PROPERTY INC	PO BOX 993	BRENTWOOD	TN	37024
053-11301	INDUSTRIAL DEVELOPMENT BOARD OF WM C	720 PRINCETON HILLS DR	BRENTWOOD	TN	37027
053-11600	TENNESSEE TEACHERS CREDIT UNION	1400 8TH AVE S	NASHVILLE	TN	37203
053-11700	COOLSPRINGS MALL LLC	2030 HAMILTON PLACE BLVD #500	CHATTANOOGA	TN	37421
053-11701	CEMETERY	MALLORY LN	FRANKLIN	TN	37067
053-11705	PRIME KURTELL PROP LLC	777 37TH ST #A-103	VERO BEACH	FL	32960
053-11708	CORENSWET ROBERT E TR	PO BOX 150749	NASHVILLE	TN	37215
053-11722	J & J WOODARD PROPERTIES LLC	1935 MALLORY LN #110	FRANKLIN	TN	37067
053K-801200	NATIONAL PROPERTIES CORP	1800 N MASON RD	KATY	TX	77377
053-11724	REVELETTE ALAN D	P O BOX 681812	FRANKLIN	TN	37068-1812
053-11727	H & R PROPERTY LLC	930 W 1ST ST #303	FORT WORTH	TX	76102
053-11731	ATHENA COOL SPRINGS HOSPITALITY LLC	2521 ELM HILL PK	NASHVILLE	TN	37214
053-11732	REVELETTE ALAN D	5209 COLFAX CT	BRENTWOOD	TN	37027
053K-A00100	NERREN GUY B	2244 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
053K-A00101	HILLSBORO REALTY CO INC	4338 CHICKERING LN	NASHVILLE	TN	37215
053K-A00102	ETHAN ALLEN INC	4338 CHICKERING LN	DANBURY	CT	6811
053K-A00200	RAAW LLC	7103 CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00201	B & B PROPERTIES	7103-B CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00300	ROBESON ROBERT E JR TR	446 COTTON LN	FRANKLIN	TN	37069
053K-A00400	MM&S INVESTMENTS LLC	1804 WILLIAMSON CT #207	BRENTWOOD	TN	37027
053K-A00600	STUDIO SUITES LLC	1806 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00700	JC NWOFIA LLC	1805 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00900	MORRIS E RAY	5660 PEACHTREE IND BLVD	NORCROSS	GA	30071
053K-800100	BMA REAL ESTATE PTNRS	7107 CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-800200	NASHVILLE MERCANTILE CO	9104 CONCORD RD	BRENTWOOD	TN	37027-8205
053K-800300	AKIN BIMMER WORKS LLC	9191 BRUSHBORO DR	BRENTWOOD	TN	37027
053K-800500	360 LLC	320 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-800700	CHURCH INTERNATIONAL OF THE FOURSQUA	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-00701	NICHOL MILL TRUST	121 FIRST AVE S SUITE 200	FRANKLIN	TN	37064
053K-800800	CHURCH INTERNATIONAL OF THE FOURSQUA	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-800900	ELY DAVID G	307 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-801000	SOUTHGATE II LLC	308 MALLORY STATION RD	FRANKLIN	TN	37067
053K-801100	JEJ CHILDCARE INC	315 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-801200	HASTY PROPERTIES LLC	5209 COUNTRY CLUB DR	BRENTWOOD	TN	37027
053K-801400	BASS BRENDA C	7115 CROSSROADS BLVD	BRENTWOOD	TN	37027
053-11200	YARBROUGH JON P	308 MALLORY STATION RD	FRANKLIN	TN	37067

SITE DATA:

PROJECT NAME: NICHOL MILL LOFTS
 PROJECT NUMBER: 4564
 SUBDIVISION: GALLERIA COMMERCIAL COMPLEX SUBDIVISION
 LOT NUMBER: 810, 814
 ADDRESS: 447 NICHOL MILL LANE
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 8TH CIVIL DISTRICT
 MAP GROUP, PARCEL NUMBERS: MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
 EXISTING ZONING: GENERAL COMMERCIAL (GC)
 PROPOSED ZONING: SD-R 58.8
 CHARACTER AREA OVERLAY: MECO-4
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL AC: 6.19 AC
 TOTAL SF: 269,493 SF

OWNERS:
 ALLEN D & CANDACE REVELETTE
 5209 COLFAX COURT
 BRENTWOOD, TN 37027
 PO BOX 681812
 FRANKLIN, TN 37068
 615.838.2323
 ATHENA COOL SPRINGS HOSPITALITY
 SUNIL PATEL
 2521 ELM HILL PIKE
 NASHVILLE, TN 37214
 615.479.0581
 NICHOL MILL TRUST
 TOM SIDWELL
 121 FIRST AVE S, SUITE 200
 FRANKLIN, TN 37064
 tsidwell@sidwell-sidwell.com

PLANNER/LANDSCAPE ARCHITECT:
 ADDRESS: GREG GAMBLE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TN 37064
 615.975.5765
 GREG GAMBLE
 GREGGAMBLE209@GMAIL.COM
 OFFICE PHONE
 CONTACT
 EMAIL ADDRESS



VICINITY MAP

BOUNDARY SURVEY



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggambler209@gmail.com
 615.975.5765

**NICHOL MILL LOFTS
 DEVELOPMENT PLAN**
 MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32
 FRANKLIN, TENNESSEE



REV.	DATE
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007
 MAY 12, 2014

SHEET
 C1.0

COF # 4564



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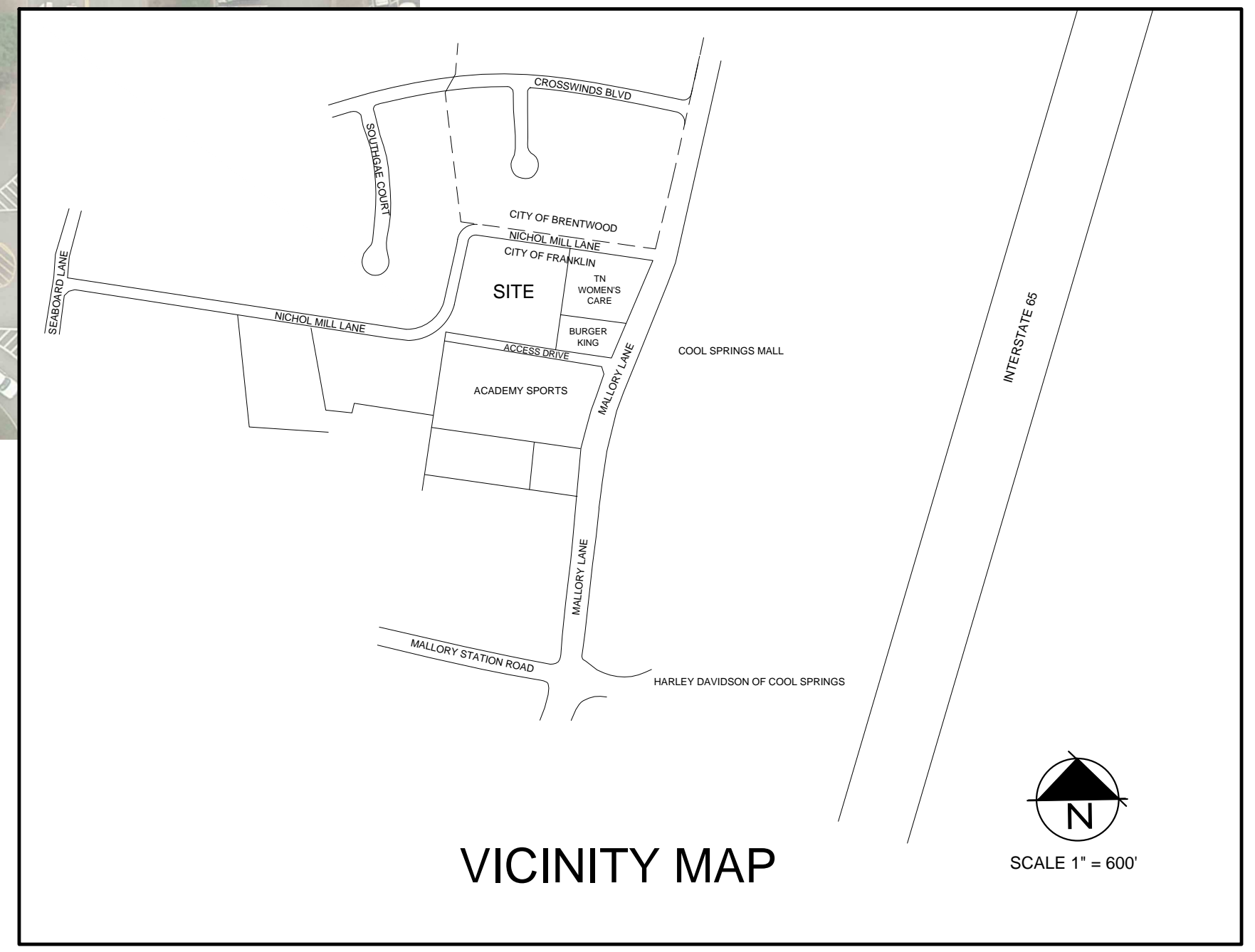
ATHENA COOL SPRINGS HOSPITALITY
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 121 FIRST AVE S, SUITE 200
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**NICHOL MILL LOFTS
 DEVELOPMENT PLAN**
 MAP 53 PARCELS 7.01, 117.24, 117.31 & 117.32
 FRANKLIN, TENNESSEE



SLOPES

	SLOPES 0% TO 13%
	SLOPES 14% TO 19%
	SLOPES 20% TO 100%

THERE ARE NO SLOPES GREATER THAN 14%.

SPECIMEN TREE TABLE

NO.	SIZE	COMMON NAME
1	24"	CHERRY
11	30"	HACKBERRY
14	30"	TREE
15	30"	WALNUT
114"		

EXISTING TREE CANOPY AREAS

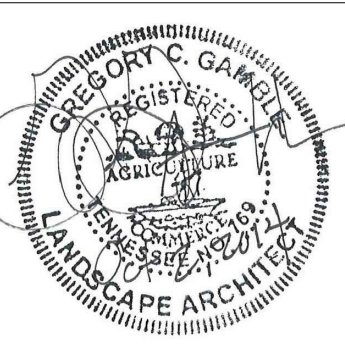
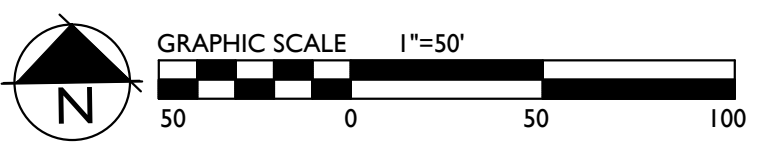
NO.	AREA SF
A	85
B	22
C	905
D	160
E	656
F	462
G	53
H	565
I	69
J	3,747
TOTAL: 6,724 (0.15 AC)	

SOIL TYPES KEY

A/B	ARMOUR SILT LOAM, 2-5% SLOPES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES, ERODED
MbB2	MAURY SILT LOAM, 2-5% SLOPES, ERODED

TOTAL CALIPER INCHES OF HEALTHY SPECIMEN TREES: 114"
 TOTAL CALIPER INCHES OF SPECIMEN TREES FOR REMOVAL: 0"
 *SPECIMEN TREES SHALL BE REPLACED AT A RATIO OF 2 INCHES OF REPLACEMENT TREE FOR EACH INCH OF SPECIMEN TREE REMOVED PER THE CITY OF FRANKLIN DESIGN REQUIREMENTS. REPLACEMENT TREES CAN NOT BE USED TO MEET ANY OTHER LANDSCAPE REQUIREMENT.

EXISTING CONDITIONS PLAN



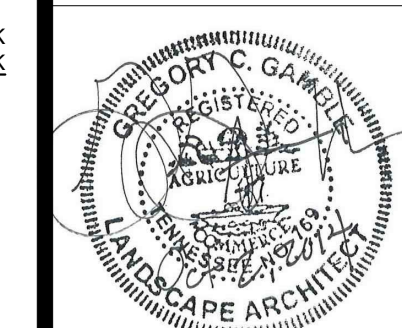
rev. date

1	6-5-14
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GCG Job No. 14007
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SHEET
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rev.	date
1	6-5-14
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GCG Job No. 14007
MAY 12, 2014

SHEET

C3.0

COF # 4564

SITE DATA CHART

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PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
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TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF

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PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
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EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10

MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
	277 (1BR) x 1.5 SPACES = 416 87 (2 BR) x 2.5 SPACES = 218 TOTAL SPACES REQUIRED: 634

MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES
PARKING PROVIDED:	39 SURFACE SPACES 596 GARAGE SPACES
TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU

PARKLAND DEDICATION

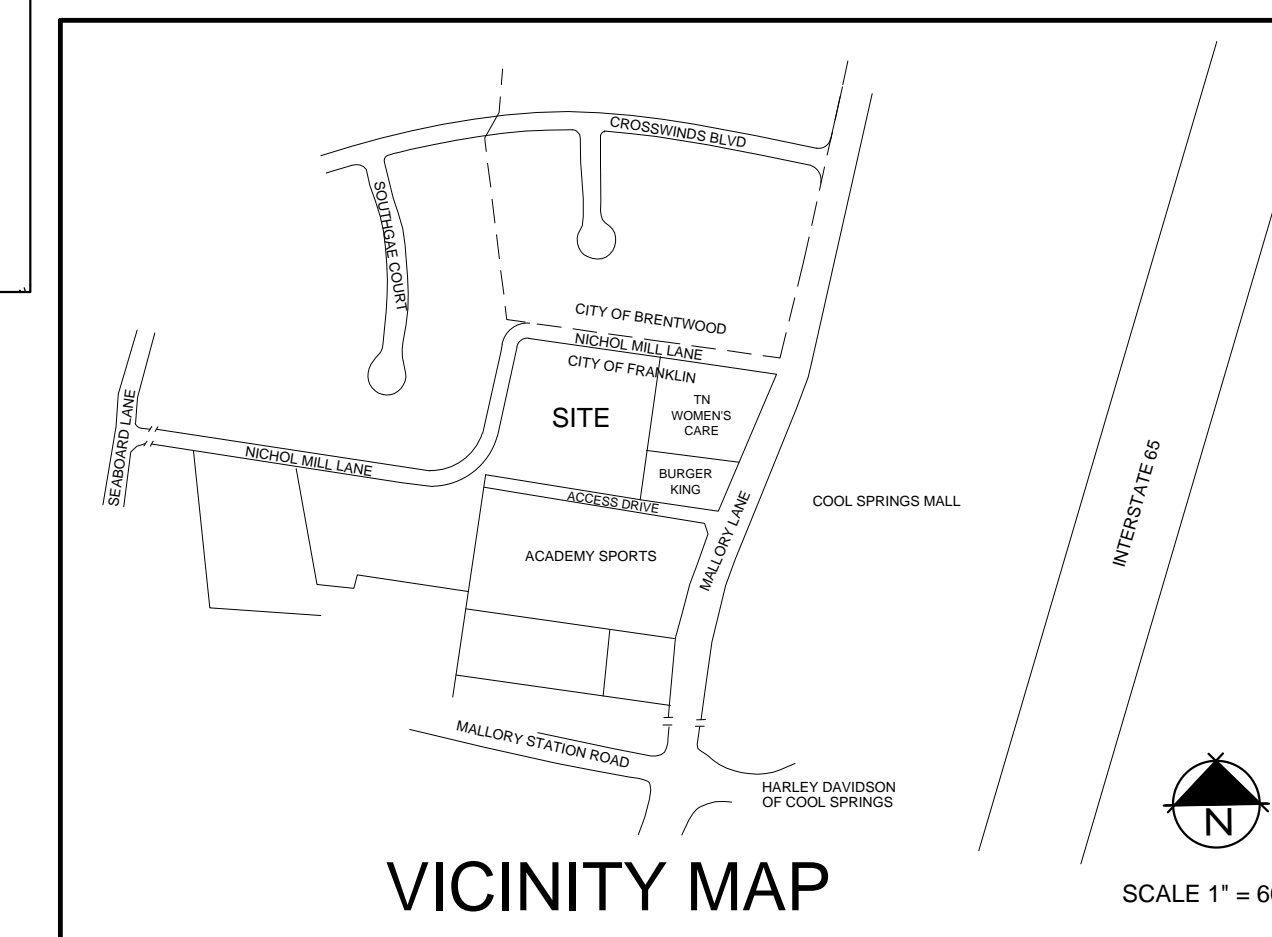
PARKLAND DEDICATION SHALL BE SATISFIED BY A FEE IN LIEU OF DEDICATION.

364 RESIDENTIAL UNITS	
35 X 1200 =	42,000 SF
329 X 600 =	197,400 SF
TOTAL	239,400 SF
	5.5 ACRES

OPEN SPACE AREAS

OPEN SPACE PROVISION				FORMAL OPEN SPACE PROVIDED:
TOTAL PUD AREA:	269,493.0 SF	6.19 AC	15%	1 15,085 SF LINEAR PARK
TOTAL REQUIRED OPEN SPACE:	40,423.9 SF	0.93 AC	33%	2 37,810 SF LINEAR PARK
TOTAL FORMAL OPEN SPACE:	13,474.8 SF	0.31 AC	66%	52,895 SF TOTAL
TOTAL INFORMAL OPEN SPACE:	26,949.3 SF			
PROVIDED OPEN SPACE:	70,466 SF	1.62 AC	26%	INFORMAL OPEN SPACE PROVIDED:
FORMAL PROVIDED:	52,895 SF	1.21 AC		1 6,946 SF
INFORMAL PROVIDED:	17,571 SF	0.41 AC		2 10,625 SF
				17,571 SF TOTAL

PRIVATE OPEN SPACE ON THE INTERIOR OF THE BUILDING ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS.

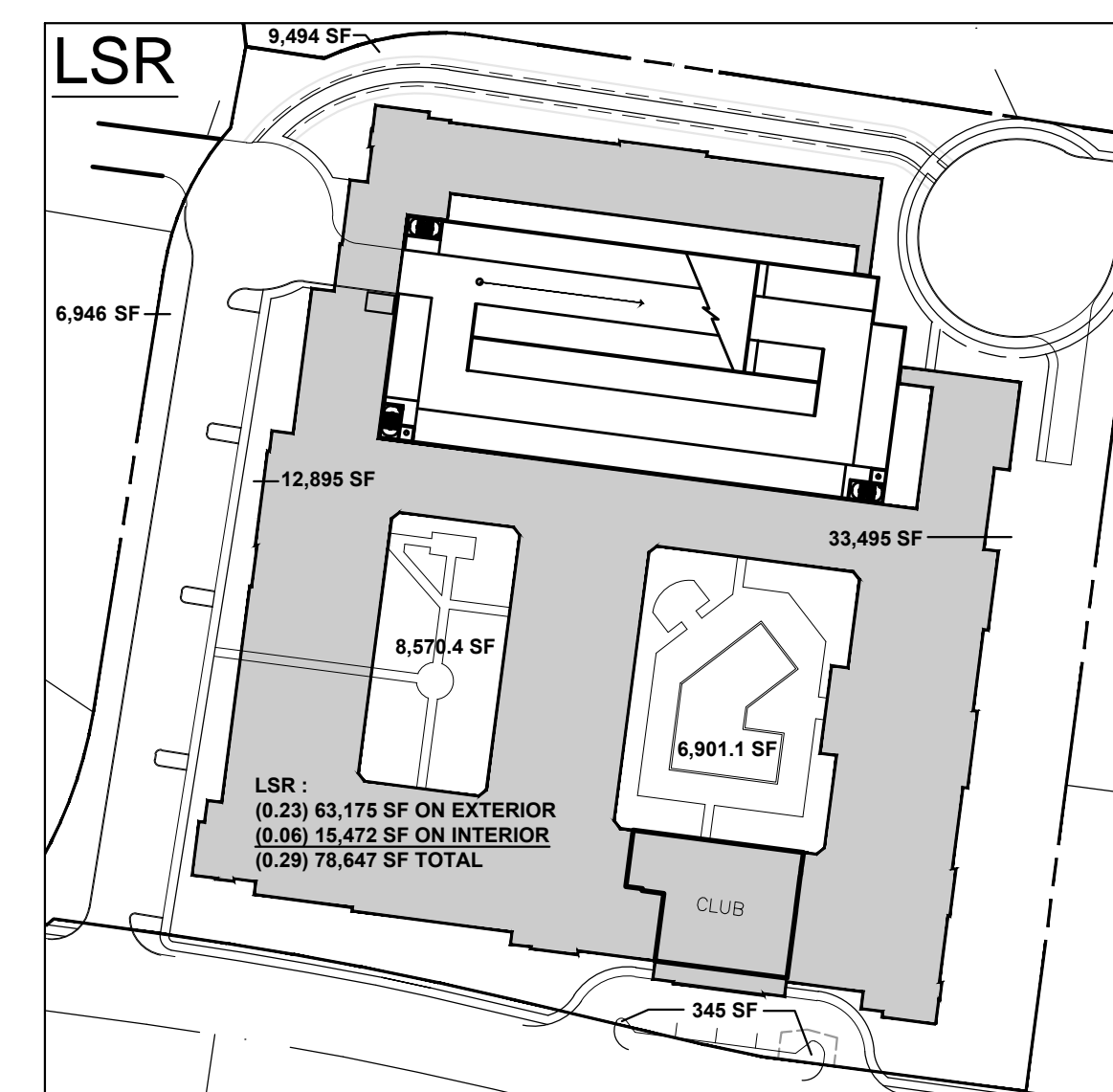


DEVELOPMENT PLAN



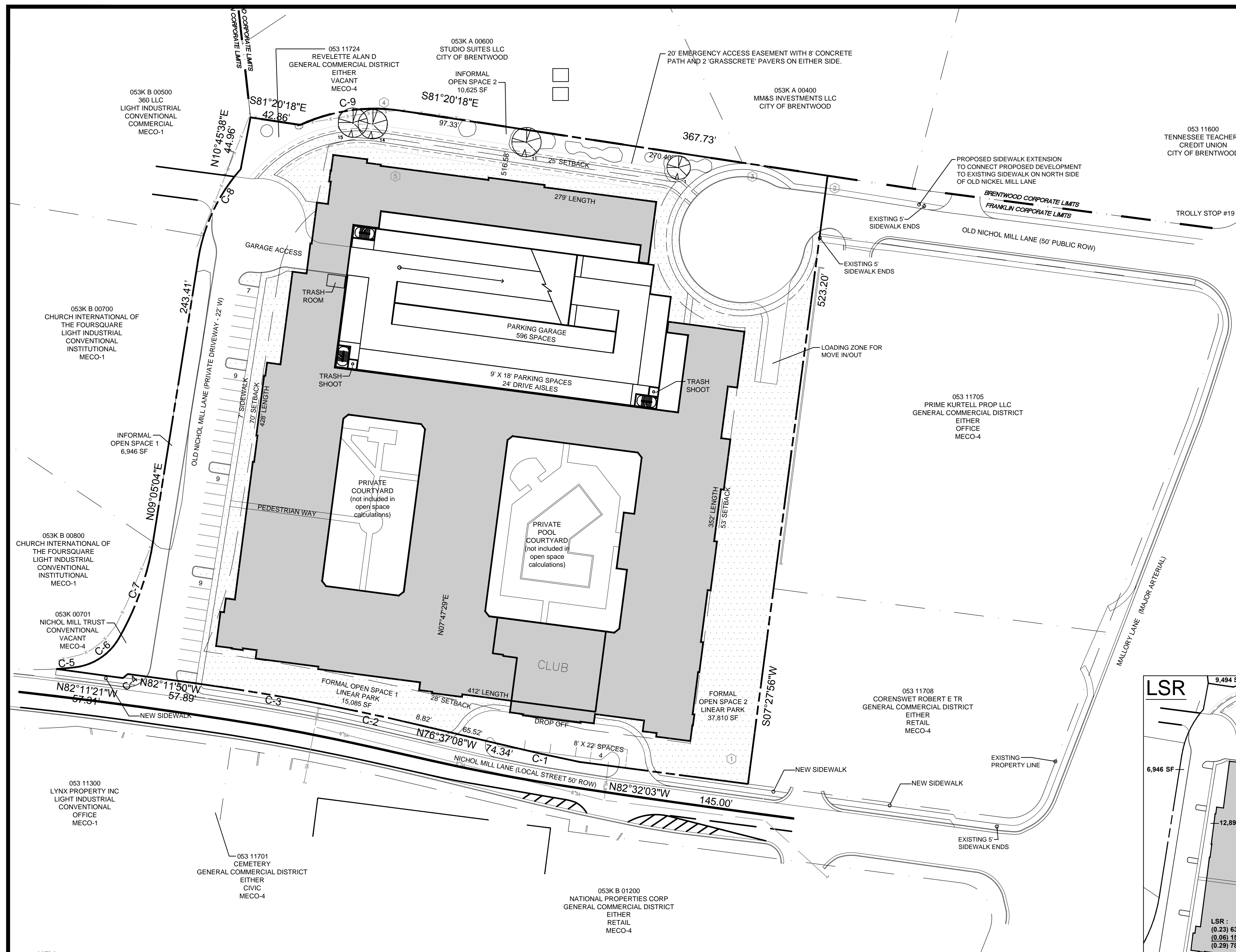
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FLOW 918 GPM
PROJECTED FLOW AT 20 PSI 4,981 GPM
- THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
- THE BUILDING WILL BE SPRINKLED.
- BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F; DATED 09-29-06; ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
- CONNECTIVITY INDEX IS NOT APPLICABLE.



STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.
277 - 1 BR APARTMENT UNITS @ 250 GPD = 69,250 GPD
87 - 2 BR APARTMENT UNITS @ 350 GPD = 30,450 GPD
POOL (310x1) + (96x2) x 10 = 5,200 GPD
CLUBHOUSE (310x1) + (96x2) x 10 = 5,020 GPD
TOTAL = 109,920 GPD or 327 SFUE'S

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 23 UNITS.
364 X 23 = 84 STUDENTS

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY. IF CONNECTION WAS MADE TO OLD NICHOL MILL, A MEDIAN CLOSURE WOULD BE REQUIRED ON MALLORY LANE AND EXISTING BUSINESSES WOULD BE COMPROMISED. THEREFORE, DUE TO EXISTING DEVELOPMENT PATTERN, THE PROPOSED PLAN PROVIDES A CULDESAC ON OLD NICHOL MILL, LEAVING THE MEDIAN ON MALLORY LANE OPEN. THE NEW CULDESAC WILL BE CONNECTED TO THE NICHOL MILL LOFTS PARKING LOT WITH A 20' EMERGENCY ACCESS EASEMENT. LANE IMPROVEMENTS ON OLD NICHOL MILL ARE PROPOSED ACCORDING TO THE TRAFFIC IMPACT STUDY.

RECREATION FACILITIES
THE FACILITY WILL HOUSE A SWIMMING POOL, OUTDOOR COURTYARD, AND EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS ASPEN GROVE PARK, 1.4 MILES FROM THE SITE.

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

RESTRICTIVE COVENANTS
THE PROPERTY IS RENTAL. THEREFORE, THERE IS NOT A HOMEOWNER'S ASSOCIATION. THE PROPERTY OWNERS WILL MAINTAIN THE BUILDING, GROUNDS, AND ALL FINISHES. THE OWNERS WILL REGULATE THE TENANTS AND THE FACILITY.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY
FORMAL OPEN SPACE

LAND USE PLAN COMPLIANCE:

- CHARACTER AREA OVERLAY: MECO-4
APPLICABLE DEVELOPMENT STANDARD: EITHER
- A MIXTURE OF ATTACHED AND DETACHED RESIDENTIAL AND NEIGHBORHOOD OR LOCAL RETAIL USES IS RECOMMENDED EITHER IN SEPARATE STRUCTURES (PROXIMATE MIXED USES) OR WITH MULTIPLE USES IN THE SAME BUILDING ON DIFFERENT FLOORS (VERTICAL MIXED-USES).
 - RETAIL USES, MID RISE COMMERCIAL, AND HOTELS SHOULD BE OF HIGHER INTENSITY ADJACENT TO I-65 AND TRANSITION TO LESS INTENSIVE USES FURTHER AWAY FROM THE INTERSTATE.
 - ATTACHED RESIDENTIAL IS ALSO APPROPRIATE AS A TRANSITION TO RESIDENTIAL USES TO THE EAST.

THE LAND USE PLAN ENCOURAGES A MIX OF RESIDENTIAL AND COMMERCIAL WITHIN THE COORIDOR OF MALLORY LANE.

LOCAL COMPATIBILITY

THIS SITE ALONG NICHOL MILL LANE IS SOUTH OF MOORES LANE, AND WEST OF THE COOL SPRINGS GALLERIA MALL. THE McEWEN CHARACTER AREA IS A MAJOR ECONOMIC DRIVER FOR THE CITY OF FRANKLIN. THE PROPOSED RESIDENTIAL COMPLEMENTS THE OFFICE AND RETAIL WITHIN THE MALLORY CORRIDOR, AND IS NEEDED TO SUPPORT THE JOB GROWTH DEMAND.

ATTACHED RESIDENTIAL IN FILL IN COOL SPRINGS IS BENEFICIAL TO YOUNG PROFESSIONALS AND ADULTS LOOKING FOR A MAINTENANCE FREE LIFESTYLE AND SHORT COMMUTES TO WORK. THE IMMEDIATE AREA OF THE SITE IS WALKABLE TO LOCAL BUSINESSES, AND TROLLEY STOP #19 IS LOCATED AT THE CORNER OF OLD NICHOL MILL AND MALLORY FOR CONVENIENT USE OF TRANSIT.

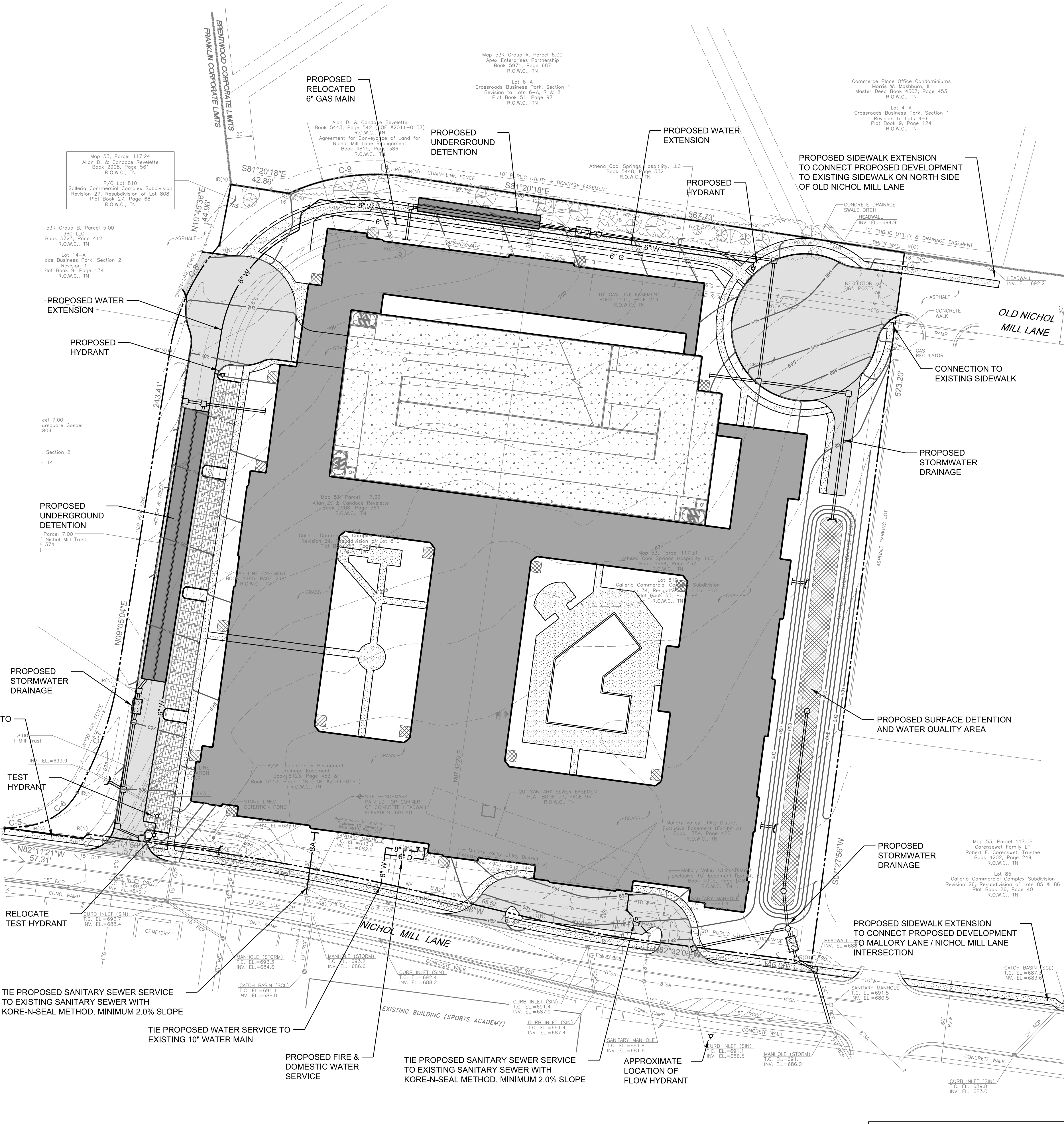
TRIP GENERATION DATA

Land Use:	MULTIFAMILY APARTMENTS
Size:	364 dwelling units
Average Daily Traffic	2,330
Daily Enter	1,165
Daily Exit	1,165
AM Peak Hour Total	182
AM Peak Hour Enter	36
AM Peak Hour Exit	146
PM Peak Hour Total	218
PM Peak Hour Enter	142
PM Peak Hour Exit	76

*TRAFFIC GENERATION DATA PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC

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 INITIAL POINT LAND SURVEYING INC.
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 PH: 615-790-4240

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SITE DATA CHART

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
CHARACTER AREA OVERLAY:	SD-R 58.8
APPLICABLE DEVELOPMENT STANDARD:	MECO-4
TOTAL AC:	CONVENTIONAL 6.19 AC
TOTAL SF:	269,493 SF

OWNERS:

ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com	

PLANNER/LANDSCAPE ARCHITECT:

GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.6765	GREG GAMBLE GREGGAMBLE209@GMAIL.COM
---	--

OFFICE PHONE CONTACT EMAIL ADDRESS

BUILDING SETBACKS: NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE: N/A
BUILDING UNITS: 364 TOTAL
 277 ONE-BEDROOM UNITS
 87 TWO-BEDROOM UNITS

RESIDENTIAL DENSITY: 58.8 DUA
BUILDING HEIGHT: 50'
LANDSCAPE SURFACE RATIO: .29
MINIMUM LANDSCAPE SURFACE RATIO: .10

MINIMUM PARKING REQUIREMENT: 1.5 PER 1 BEDROOM
 2.5 PER 2 BEDROOM

MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: 635 TOTAL SPACES
PARKING PROVIDED: 39 SURFACE SPACES
 596 GARAGE SPACES

TREE CANOPY EXISTING: 6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED: 3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED: 6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE): FEE IN LIEU

FIRE HYDRANT FLOW TEST
 LOCATION: NICHOL MILL LANE
 DATE: JUNE 5, 2014
 PERFORMED BY: HETHCOAT & DAVIS
 TEST HYDRANT:
 STATIC PRESSURE: 110 PSI
 RESIDUAL PRESSURE: 106 PSI
 FLOW HYDRANT:
 ACTUAL FLOW (Q) : 918 GPM

Legal Description:

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Malory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette by deed of record in Deed Book 2908, Page 561, R.O.W.C., Athena Cool Springs Hospitality, LLC by deed of record in Deed Book 4684, Page 432, R.O.W.C. and K. Thomas Sidwell, Trustee of Nichol Mill Trust by deed of record in Deed Book 5075, Page 374 and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls: N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of

N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 43.04 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;

N 82°11'21"W, 57.31 feet to an iron rod (new);

With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;

With a curve to the left an arc distance of 48.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;

With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;

N 09°05'04"E, 243.41 feet to an iron rod (new);

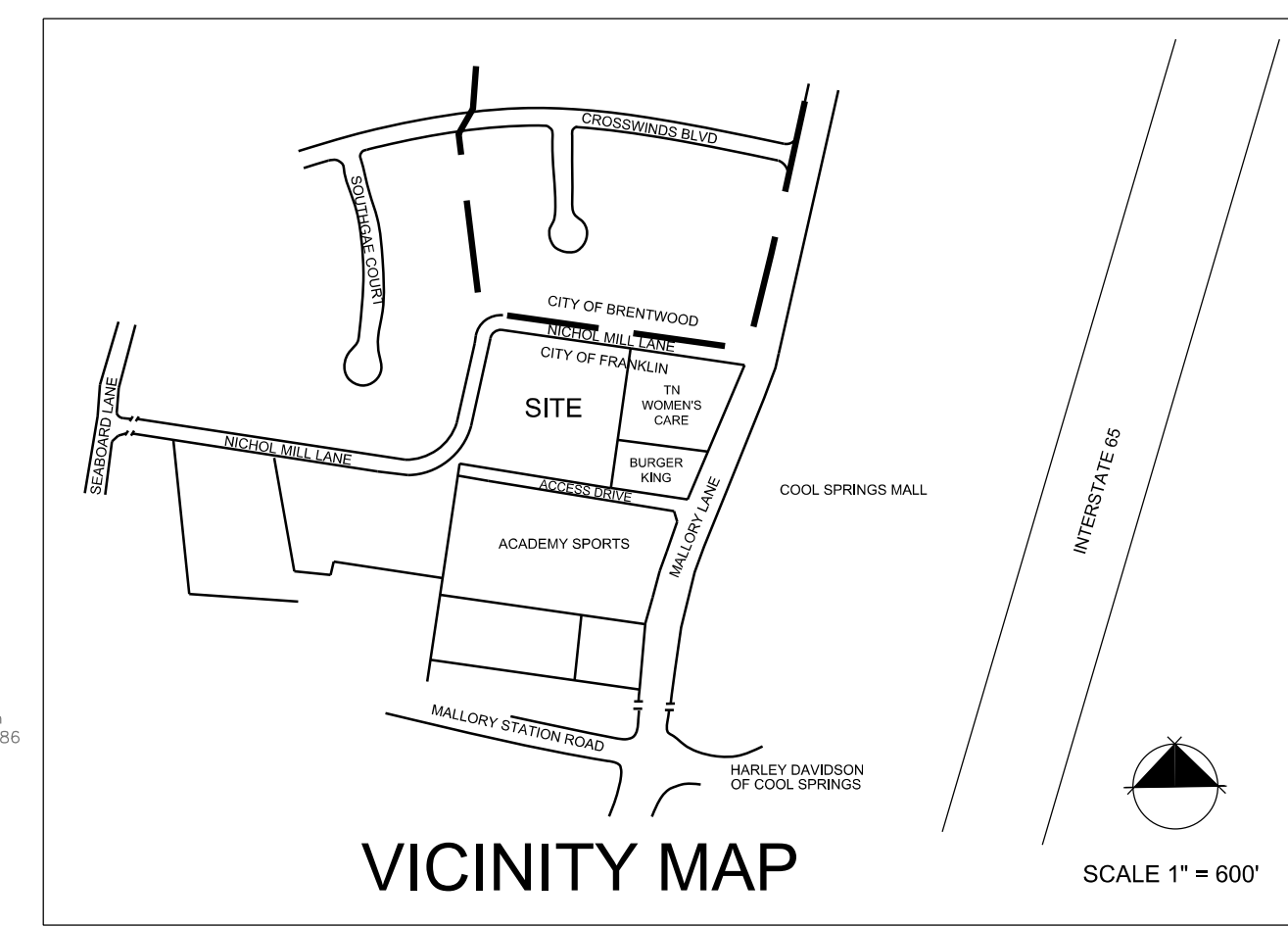
With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;

With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;

S 81°20'18"E, 367.73 feet to an iron rod (new);

S 07°27'56"W, 523.20 feet to the point of beginning and being 269,493 square feet or 6.19 acres more or less.

This property also being lot numbers 810 and 814 on the final plat of Galleria Commercial Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

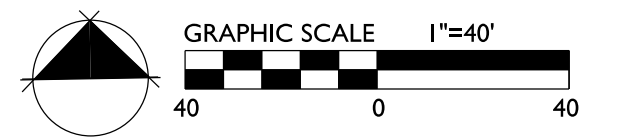


Civil Engineers | Architects | Planners

Barge Cauthen & ASSOCIATES

6608 CHARLOTTE PIKE, STE 210
 NASHVILLE, TENNESSEE 37209
 615.356.9911 PHONE
 615.352.6737 F A X
 BCA JOB NO. 2793-04

GRADING & UTILITY PLAN



THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0204 F, LAST REVISED SEPTEMBER 29, 2006.

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.

GDC
GAMBLE
 DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 grggamble209@gmail.com
 615.975.5765

NICHOL MILL LOFTS
DEVELOPMENT PLAN
 MAP 53
 PARCELS 7.01, 117.24, 117.31 & 117.32
 FRANKLIN, TENNESSEE

NOT FOR CONSTRUCTION



rev. date

GCG Job No. 14007
 October 2, 2014

SHEET

C4.0

COF # 4564

STORMWATER MANAGEMENT REGULATING PLAN:

THE EXISTING 6.19-ACRE PROJECT SITE IS CURRENTLY UNDEVELOPED AND CONSISTS PRIMARILY OF FLAT, GENTLE SLOPING GRASSY AREAS. UPON COMPLETION OF CONSTRUCTION OF THE PROPOSED RESIDENTIAL APARTMENT COMPLEX, THE SITE WILL CONTAIN PREDOMINATELY IMPERVIOUS HARDSCAPE AREAS.

IN ORDER TO MEET THE CITY OF FRANKLIN STORMWATER REGULATIONS, THE SITE WILL BE DESIGNED TO TREAT STORMWATER RUNOFF PRIOR TO DISCHARGE. STORMWATER RUNOFF WILL BE COLLECTED BY A NETWORK OF STORM DRAINAGE PIPING, THEN ROUTED THROUGH SEVERAL STORMWATER TREATMENT TRAINS. LOW IMPACT DEVELOPMENT (LID) PRACTICES WILL BE INCORPORATED WHERE FEASIBLE FOR THE PROJECT. THIS WILL BE ACCOMPLISHED WITH SOME COMBINATION OF DOWNSPOUT DISCONNECTIONS, URBAN BIORETENTION AREAS AND PERVIOUS BRICK PAVERS. WATER QUALITY UNITS WILL BE UTILIZED WHERE NECESSARY.

DUE TO THE LIMITED AMOUNT OF OPEN SPACE ON THE PROJECT, DETENTION REQUIREMENTS WILL BE SATISFIED BY USE OF UNDERGROUND DETENTION CHAMBERS AND SURFACE DETENTION WHERE AVAILABLE. THE DETENTION FACILITIES WILL BE DESIGNED USING THE SOIL CONSERVATION SERVICE (SCS) HYDROLOGIC METHOD. THE DETENTION OUTLETS WILL BE SIZED TO CONTROL THE POST-DEVELOPED PEAK FLOWS FOR A 24-HOUR STORM FOR THE 2-YR, 5-YR, 10-YR, 25-YR, 50-YR, AND 100-YR STORM EVENTS.

SITE DATA CHART

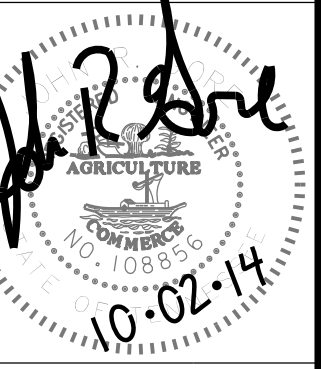
PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323 ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581 NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE. S. SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.6765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE CONTACT EMAIL ADDRESS	
BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES 39 SURFACE SPACES 596 GARAGE SPACES
PARKING PROVIDED:	
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TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.6765

**NICHOL MILL LOFTS
DEVELOPMENT PLAN**
MAP 53
PARCELS 7.01, 117.24, 117.31 & 117.32
FRANKLIN, TENNESSEE

NOT FOR
CONSTRUCTION



rev. date

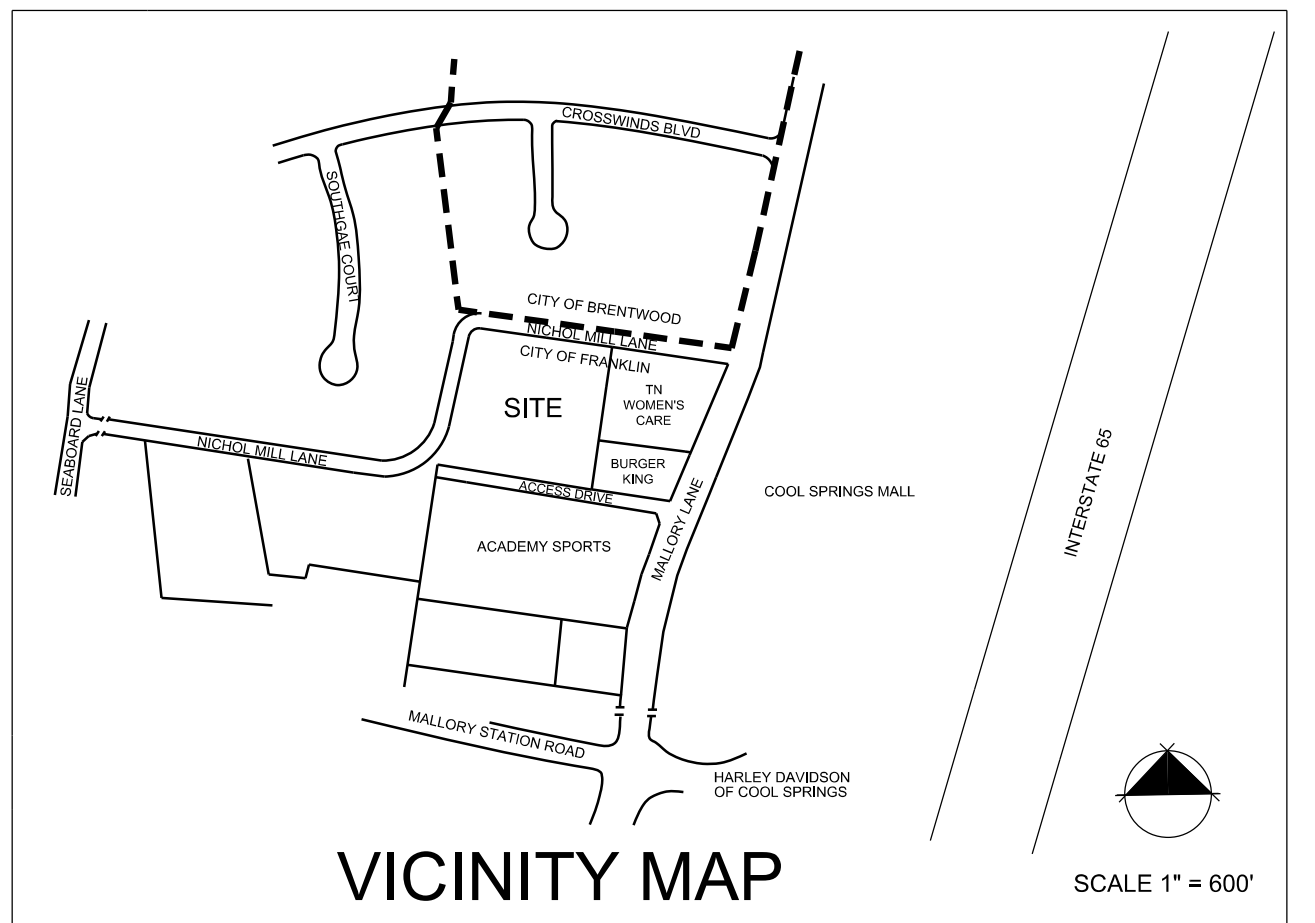
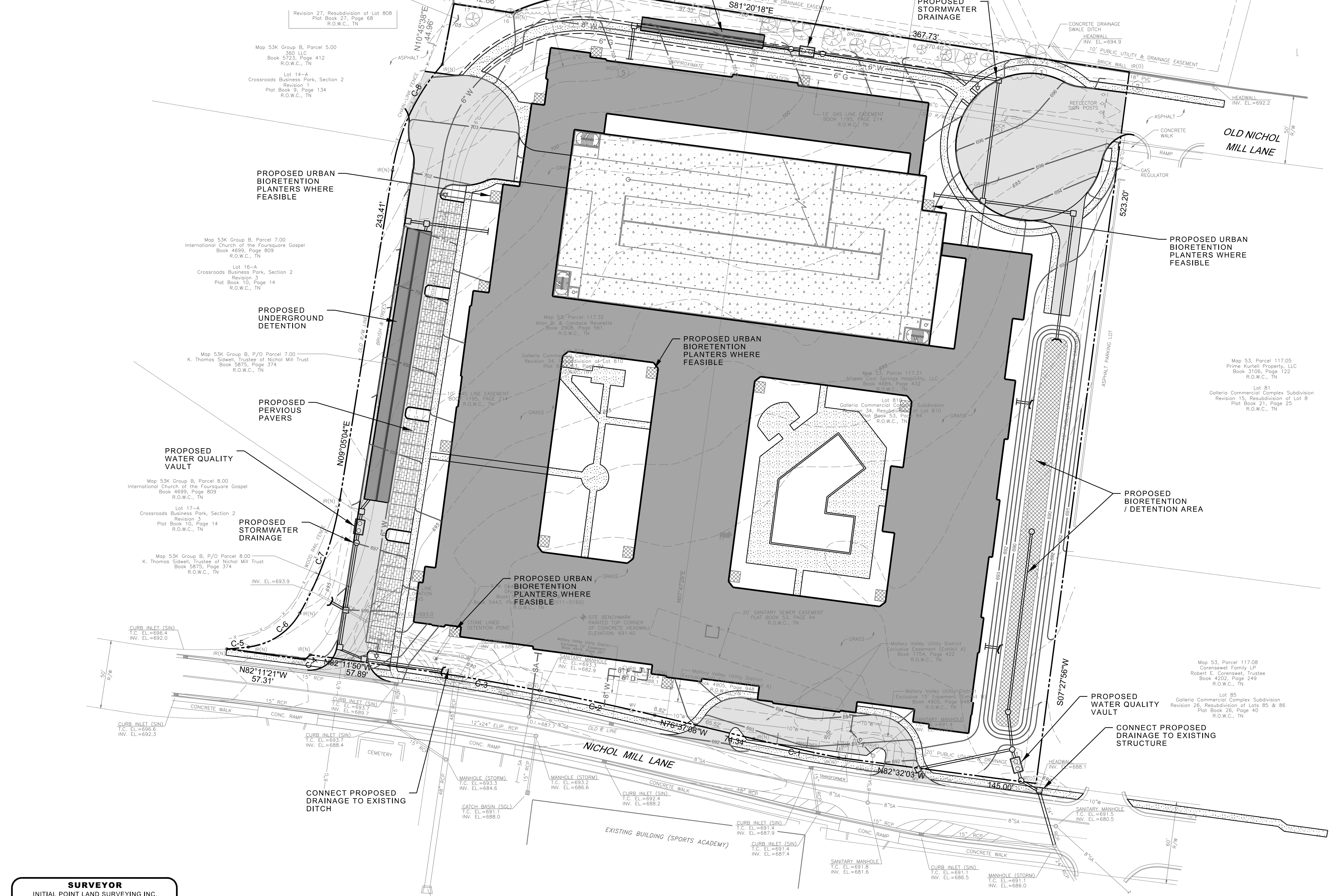
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GCJ Job No. 14007
October 2, 2014

SHEET

C5.0

COF # 4564



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PH: 615-790-4240

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AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.

ENGINEER _____ DATE _____

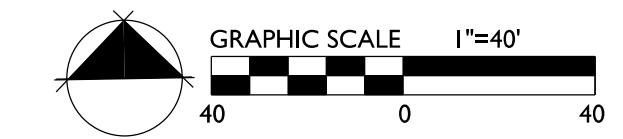
I hereby certify that I am the Erosion Prevention and Sediment Control Specialist for this project, until an alternate is designated by the contractor.

ENGINEER _____ DATE _____

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0204 F. LAST REVISED SEPTEMBER 29, 2006.

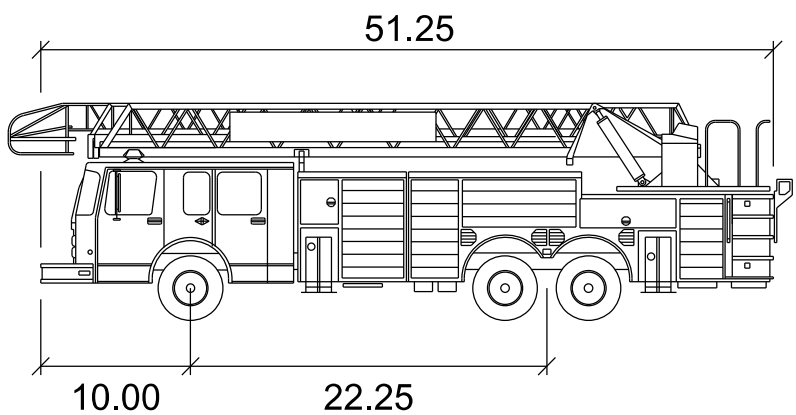
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STORMWATER MANAGEMENT PLAN



SITE DATA CHART

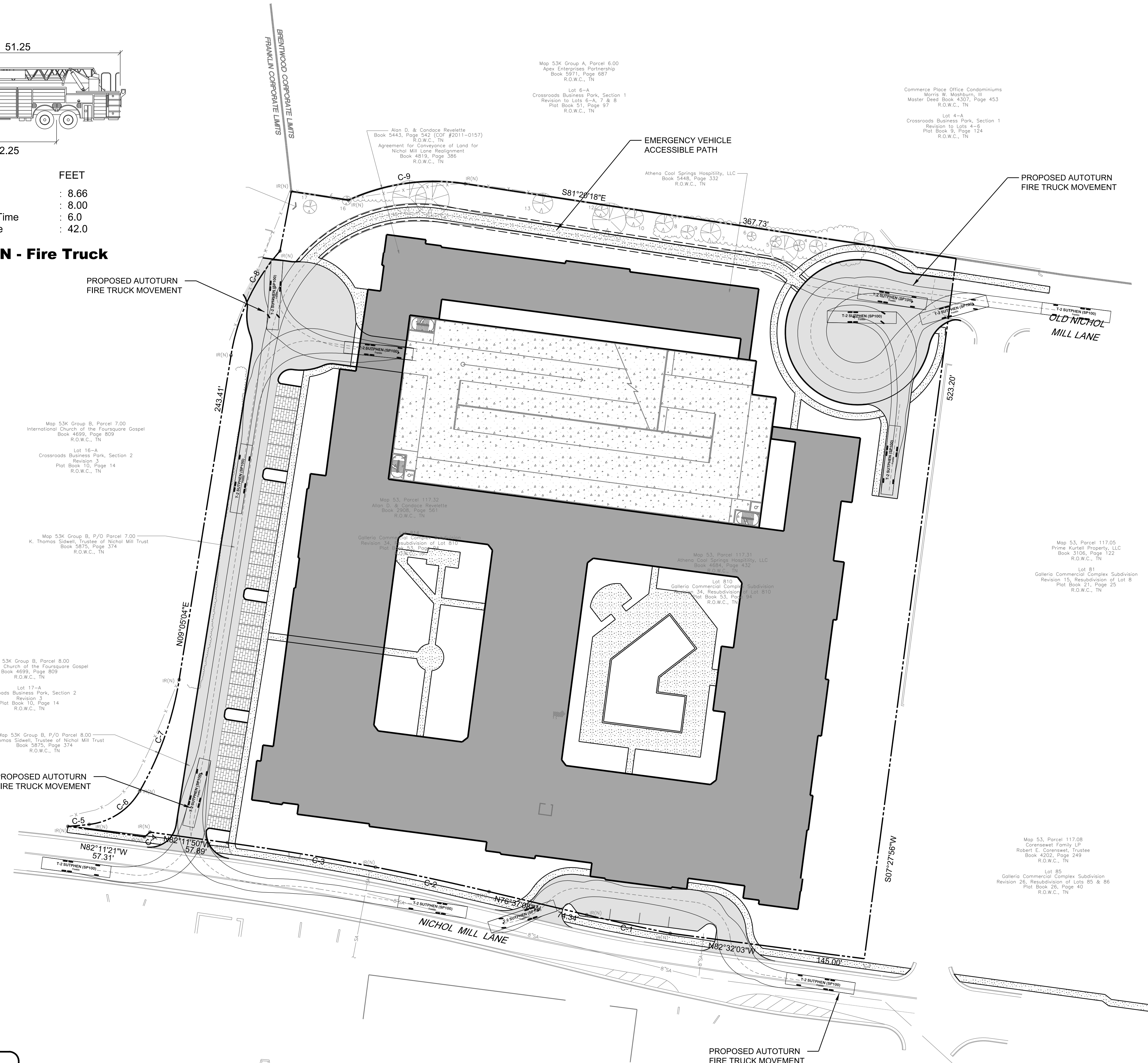
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PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
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PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
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OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323 ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581 NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
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TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU



FEET

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

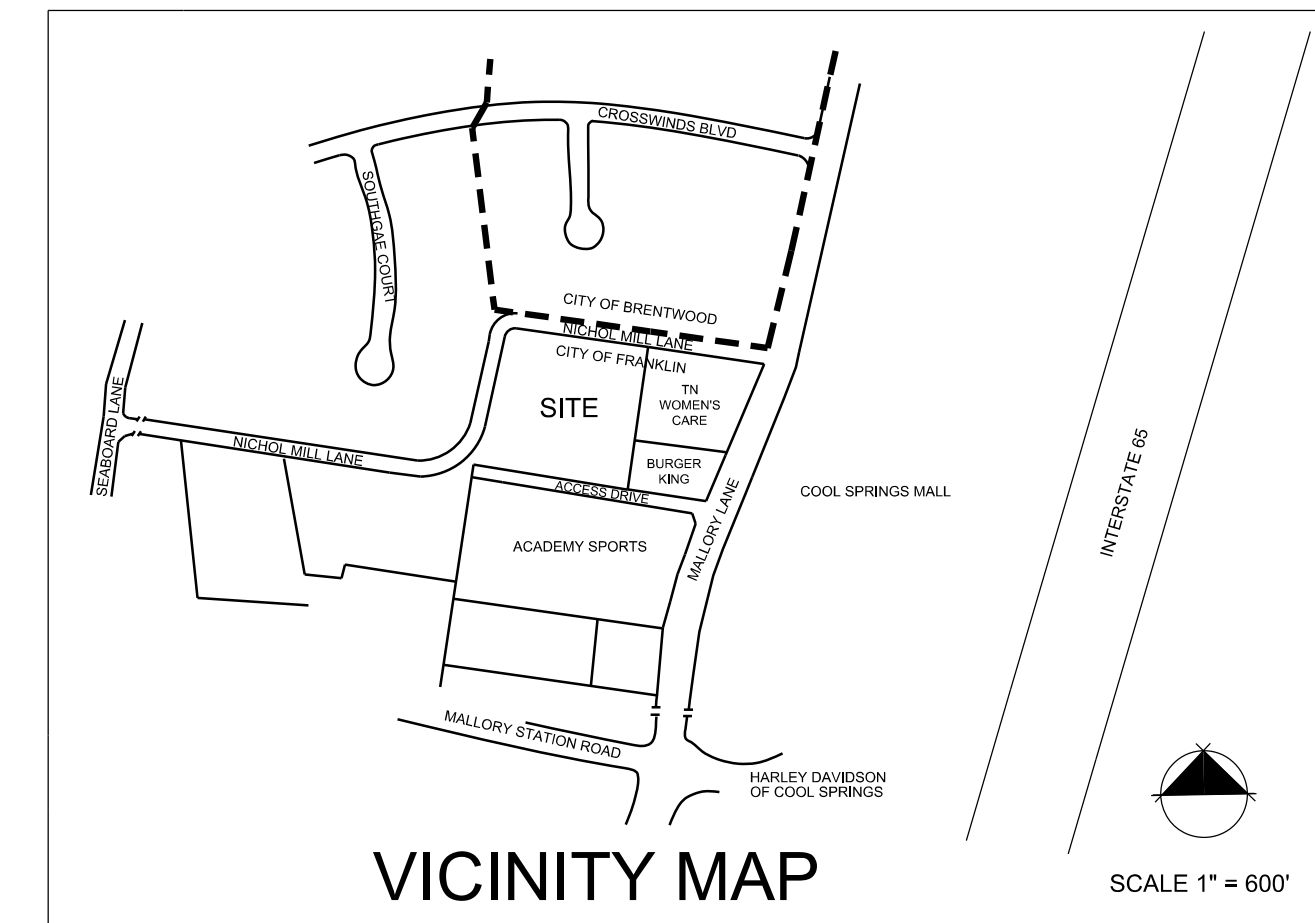
Franklin, TN - Fire Truck



Civil Engineers | Architects | Planners

Barge
CAUTHEN
& ASSOCIATES

8606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA JOB NO. 2793-04



AUTOTURN EXHIBIT



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INITIAL POINT LAND SURVEYING INC.
3324 CARL ROAD FRANKLIN, TN, 37064
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NOT FOR CONSTRUCTION

J. R. ...
10-02-14

rev.	date

GCG Job No. 14007
October 2, 2014

SHEET

C6.0

COF # 4564



ARCHITECTURAL PERSPECTIVE

SITE DATA CHART	
PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4594
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 68.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 981512 FRANKLIN, TN 37068 615.838.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064 615.975.5785
OFFICE PHONE:	GREG GAMBLE
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

GDC
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 gg@gcdcollab.com
 615.975.5785

NICHOL MILL LOFTS
DEVELOPMENT PLAN
 MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32
 FRANKLIN, TENNESSEE



ARCHITECTURAL ELEVATION - EAST

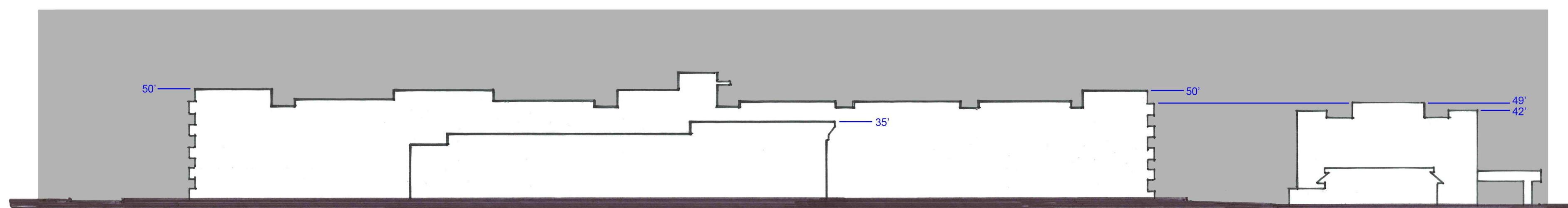
ARCHITECTURAL DATA:

BUILDING HEIGHT: 4 STORIES
 NICHOL MILL LOFTS IS A FOUR STORY CLASS A MULTIFAMILY DEVELOPMENT LOCATED ON NICHOL MILL LANE IN FRANKLIN, TENNESSEE. THE 406 UNIT DEVELOPMENT WILL BE AN URBAN STYLE DEVELOPMENT WITH A WRAPPED PARKING STRUCTURE. THE PROPOSED ARCHITECTURAL STYLE WILL BE CONTEMPORARY WITH EXTERIOR BUILDING MATERIALS CONSISTENT WITH COOL SPRINGS. THE CLUBHOUSE IS LOCATED ON THE FIRST FLOOR FACING NICHOL MILL LANE AND WILL OFFER AMENITIES INCLUDING A POOL, COFFEE BISTRO AND SUNDRIES SHOP, FITNESS FACILITIES, AND A BUSINESS CENTER. NICHOL MILL LOFTS CATER TO YOUNG PROFESSIONALS AND ACTIVE ADULT SENIORS.

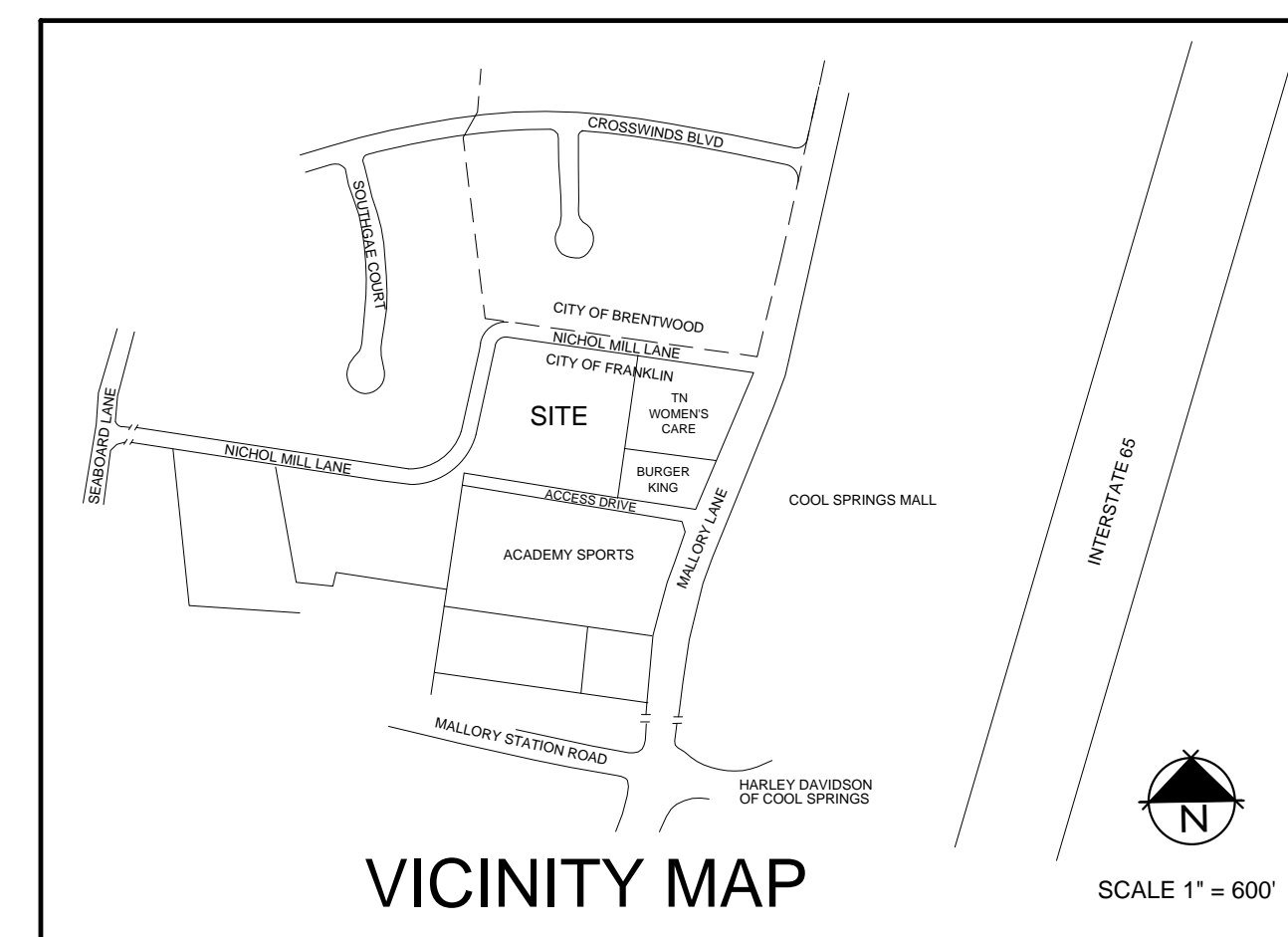
MATERIALS LIST:
 BRICK
 STONE VENEER
 ARCHITECTURAL METAL TILE PANEL
 FIBER CEMENT SIDING



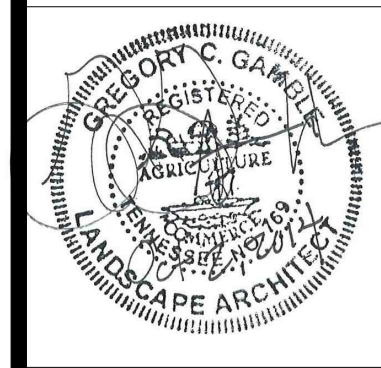
ARCHITECTURAL ELEVATION - SOUTH



HEIGHT DIAGRAM



ARCHITECTURAL ELEVATIONS



rev.	date
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007
 MAY 12, 2014

SHEET
 A1.0

COF # 4564