

BRANCH CREEK CROSSING REZONING, REVISION 3

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

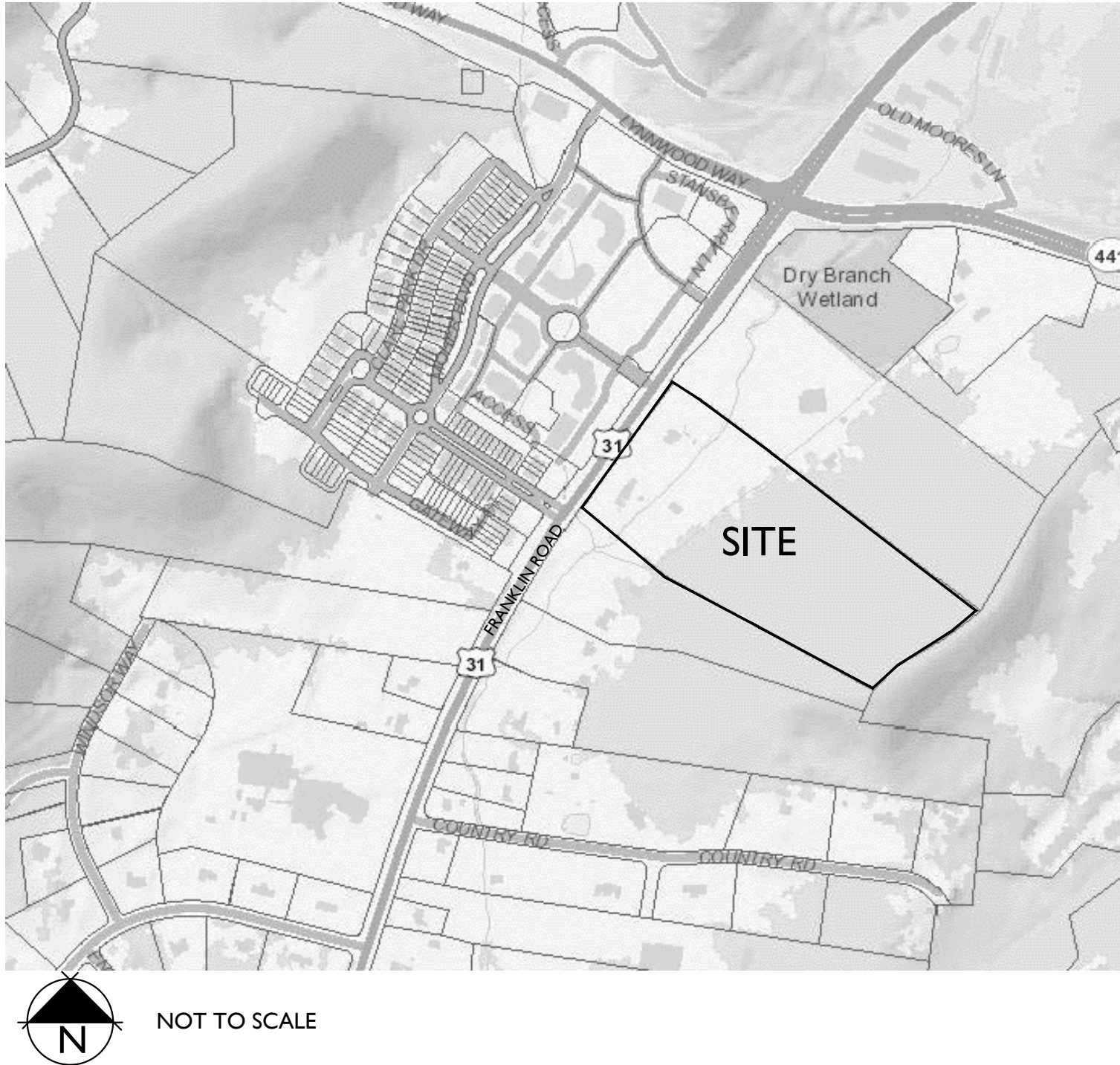
APPLICANT / OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

ARCHITECT:
B3 STUDIO
PAUL BASS
1104 WEST MAIN STREET
FRANKLIN, TN 37064



SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS

DEVELOPMENT SUMMARY
REVISION 3: <ul style="list-style-type: none">REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.NO CHANGES PROPOSED TO COMMERCIAL LOTS
REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041 <ul style="list-style-type: none">LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGSINCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITSNO CHANGES PROPOSED TO COMMERCIAL LOTS
REVISION 1: APPROVED NOVEMBER 2016, COF# 6281 <ul style="list-style-type: none">REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUDINCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SFNO CHANGES TO RESIDENTIAL LOT (LOT 3)
ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



COF# 6605
ISSUED: DECEMBER 11, 2017
REVISIONS
1. January 4, 2018

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



ISSUED: DEC 11, 2017

Revision	Date
△ Jan. 4, 2018	
△	
△	
△	

OVERALL EXISTING
CONDITIONS

SHEET
C1.0

COF # 6605

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSSING (PUD), REZONING REQUEST REVISION 3
PROJECT NUMBER:	6605
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'

OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS
LOT 1, LOT 2, OS1A, OS1B, OS2	1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@GAVENUECONSTRUCTION.COM TONY HARRIS

APPLICANT & OWNER OFFICE TRACTS:	BBC INVESTMENTS
LOT 3, OS3A, OS3B	202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggambled209@gmail.com GREG GAMBLE

ENGINEER:	KIMLEY-HORN
	214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877

BUILDING SQUARE FOOTAGE:	+96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20/ 13.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES/ 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL

PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.08 AC
PROVIDED LOT 3: 0.46 AC

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CWCH LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
9000 STANBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95381			
1218 COUNTRY RD	ROVENTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
556 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	586 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTY PRTNSHP	1126 REECHES TAYLOR TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1014 CUMBERLAND PARK DR	WILE SUZANNE F	1006 SCRAMBLERS KNDS	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1012 CUMBERLAND PARK DR	VAN VECLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORTYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1007 CUMBERLAND PARK DR	HUDDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067	SD-X	BCCO-4	ETHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTIS	PO BOX 5656	BRENTWOOD	TN	37205	SD-X	BCCO-4	ETHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHAD REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1017 CUMBERLAND PARK DR	BULLARD FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	568 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1021 CUMBERLAND PARK DR	WIENCKE TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1023 CUMBERLAND PARK DR	MATTHEWS LAUREN M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
232 GATEWAY CT	SHARR CARL R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 80 SFUE FOR THE DEVELOPMENT.

REFURNISHED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
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.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE. 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD. 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

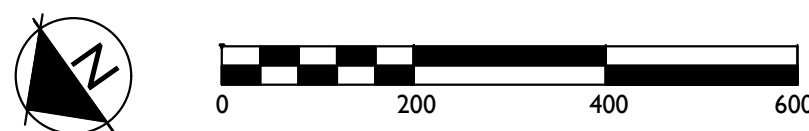
PROJECTED STUDENT POPULATION:
NO STUDENTS

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

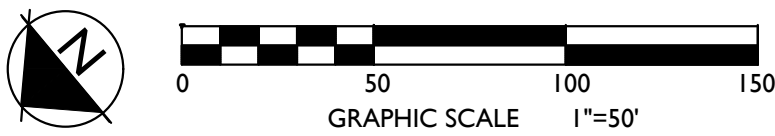
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.





AERIAL IMAGE: C 2017 GOOGLE
MAP DATA: C 2017 GOOGLE



SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status
1	40"	
2	26"	
3	26"	
4	28"	
5	24"	
6	24"	
7	30"	
8	28"	
9	24"	REMOVED 3
10	44"	REMOVED 3
11	30"	REMOVED 3
12	40"	REMOVED 3
13	26"	
14	24"	REMOVED 3
15	30"	REMOVED 3
16	40"	
17	24"	
18	24"	
19	24"	
20	48"	
21	44"	
22	42"	
23	30"	
24	26"	
25	24"	
26	24"	
27	24"	
28	24"	
29	26"	
30	24"	
31	24"	
32	24"	
33	24"	
34	30"	
35	30"	
36	30"	
37	24"	
38	24"	
39	24"	
40	24"	

Tree Number	Tree Size	Health	Status
101	38"	Poor	Removed 1
102	24"	Poor	Removed 1
103	36"	Fair	Removed 2
104	48"	Fair	
105	36"	Fair	
106	28"	Fair	
107	38"	Fair	
108	32"	Fair	Removed 1
109	48"	Poor	
110	36"	Poor	
111	30"	Fair	
112	24"	Fair	
113	32"	Fair	REMOVED 3
114	26"	Fair	REMOVED 3
115	48"	Good	
116	28"	Good	

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF
PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

KEY:

	SPECIMEN TREE		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVED WITH LOT 1 AND 2 SITE PLANS		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVAL AREA		STREAM BUFFER ZONE 2
	SLOPES 14-19%		SLOPES >20%

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

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

SITE DATA:

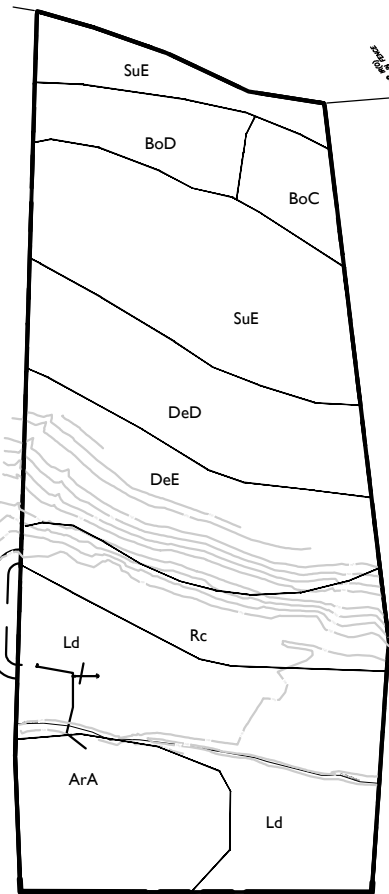
PROJECT NAME:	BRANCH CREEK CROSSING (PUD), REZONING REVISION 3
PROJECT NUMBER:	6605
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
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OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
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LANDSCAPE ARCHITECT:	
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ENGINEER:	
	KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877
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MINIMUM LANDSCAPE SURFACE RATIO:	0.20/ 13.82 AC REQUIRED
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RESIDENTIAL DENSITY:	NA
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
OPEN SPACE:	PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.08 AC PROVIDED LOT 3: 0.46 AC

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	668	-	-668 IN
TOTAL REPLACEMENT			-663 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

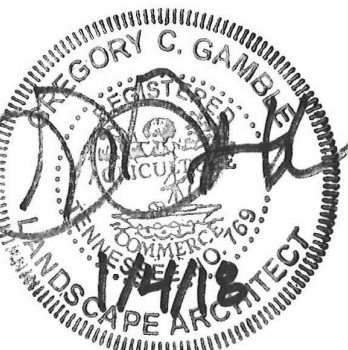
ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.



SOIL MAP : NOT TO SCALE

SOIL KEY

ArA	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM, PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES



ISSUED: DEC 11, 2017

Revision Date

△ Jan. 4, 2018

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△

ENLARGED EXISTING
CONDITIONS

SHEET
C1.1

COF # 6605