

IRON HORSE DEVELOPMENT PLAN

ASPEN GROVE PUD SUBDIVISION, SECTION 5, LOT 84
TAX MAP 62, PARCEL 43

OWNER
IRON HORSE PARK, LLC
138 2ND AVE. NORTH
NASHVILLE, TN 37201
TIMOTHY P. VACEK, CFA
rvacek@1stpartners.com
615.620.5988

DEVELOPER
EMBREY INVESTMENTS
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT: BRAD KNOLLE,
SENIOR VICE-PRESIDENT DEVELOPMENT
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210.804.5231 C 210.268.8620

APPLICANT
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
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615.975.5765

CIVIL ENGINEER / SURVEYOR
LITTLEJOHN - S&ME CO.
1935 21st AVE. SOUTH
NASHVILLE, TN 37212
CONTACT: ANDREW WOLTERS, PE
SENIOR PROJECT MANAGER
awolthers@leainc.com
615.324.3962

ARCHITECT
BGO ARCHITECTS
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ADDISON, TX 75001
DARREN DOBBINS, PROJECT ARCHITECT
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241.520.8878



VICINITY MAP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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C 1.0	OVERALL EXISTING CONDITIONS
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C 4.0	OVERALL ROW & ACCESS PLAN
C 5.0	OVERALL SITE UTILITIES
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS

DEVELOPMENT NOTES

1. THE DEVELOPER WILL MAKE A PARKLAND DEDICATION CONTRIBUTION WHICH WILL INCLUDE A GREENWAY TRAIL EASEMENT ALONG BOTH FRANKLIN ROAD AND MACK HATCHER PARKWAY. THIS ACTION WILL BE CO-ORDINATED WITH COF PARKS AND RECREATION DEPARTMENT AT SITE PLAN.
2. THE PROJECT IS BEING RE-ZONED FROM CI TO SD-X 13.5.
3. MODIFICATION OF STANDARD REQUIRED FOR BUILDING "B" AS OVER 200' LONG. PROFILE OF BUILDING TYPE HAS BEEN VARIED. MAXIMUM BUILDING LENGTH 215'.



GDC

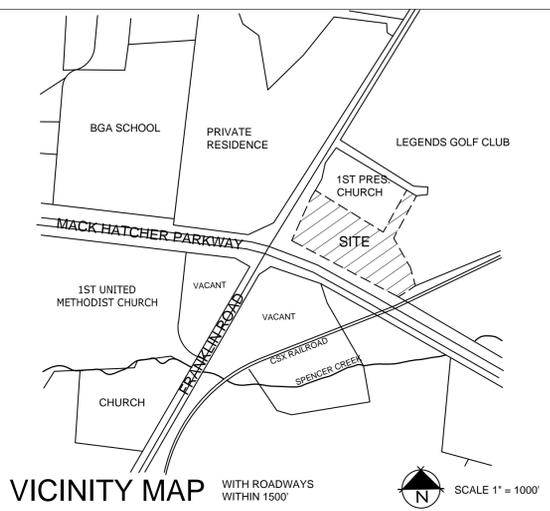
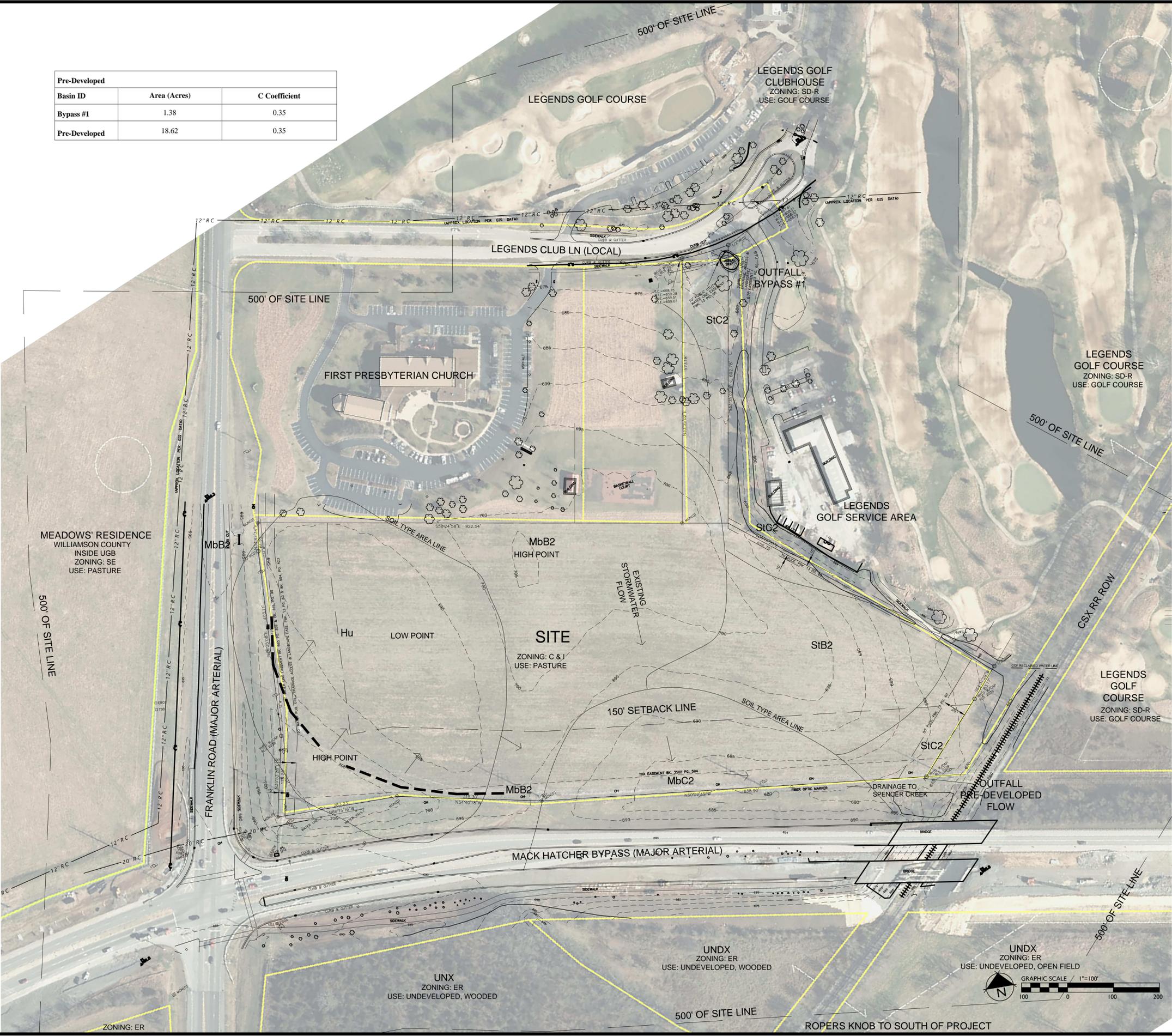
**GAMBLE
DESIGN COLLABORATIVE**

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

JULY 11, 2016
AUGUST 4, 2016

COF # 6194

Basin ID	Area (Acres)	C Coefficient
Bypass #1	1.38	0.35
Pre-Developed	18.62	0.35



SITE DATA CHART

PROJECT NAME:	IRON HORSE
PROJECT NUMBER:	XXXX
SUBDIVISION:	ASPEN GROVE PUD SUBDIVISION SECTION 5
LOT NUMBER:	84
ADDRESS:	145 LEGENDS CLUB LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 62 PARCEL 43
EXISTING ZONING:	CIVIC & INSTITUTIONAL (CI)
PROPOSED ZONING:	SD-X 13.5
CHARACTER AREA OVERLAY:	BCCO-7
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	20,001 AC
TOTAL SF:	871,243.56 SF
BUILDING SETBACKS:	FRONT SOUTH & WEST 150' SIDE 10' REAR 25'
OWNER:	TIMOTHY P. VACEK, CFA IRON HORSE PARK, LLC 138 2ND AVENUE NORTH NASHVILLE, TN 37201 615.620.5888 tvacek@1spartners.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	253,434
BUILDING UNITS:	284 TOTAL 145 ONE-BEDROOM UNITS 119 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY PROPOSED:	13.2 DU/A
BUILDING HEIGHT MAXIMUM:	BLDG A-B-E-F-G 3 STORY 50' BLDG A-C-D 2 STORY 40' CLUBHOUSE 1 STORY 35'
LANDSCAPE SURFACE RATIO:	40
MINIMUM LANDSCAPE SURFACE RATIO:	40
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
MAXIMUM PARKING LIMIT (10%):	148 (1 BR) x 1.5 SPACES = 222 121 (2 BR) x 2.5 SPACES = 303 TOTAL SPACES REQUIRED: 525
EXISTING PARKING:	578
PARKING PROVIDED:	N/A 537 TOTAL SPACES 477 SURFACE SPACES 60 GARAGE SPACES
TREE CANOPY EXISTING:	NONE
PARKLAND (IF APPLICABLE):	GREENWAY TRAIL AREA TO BE DEDICATED TO COF TOTAL AREA 4.19 ACRES BASED ON NUMBER OF UNITS

SITE DESIGN NOTES

1. THERE IS NOT A HOUSE OR BUILDING ON THE NATIONAL HISTORIC REGISTER NEAR OR WITHIN 500' OF THE DEVELOPING PROPERTY. ROPERS KNOB IS SOUTH OF THE PROJECT OVERLOOKING THE AREA.
2. THE BUILDINGS WILL BE SPRINKLED.
3. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAPS, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
4. NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
5. THERE ARE NO TREE CANOPIES ON THIS SITE; THE SITE IS A GRASSY FIELD.

SOIL TYPES KEY

Hu	HUNTINGTON SILT LOAM, PHOSPHATIC
MbB2	MAURY SILT LOAM, 2-6% SLOPES
MbC2	MAURY SILT LOAM, 5-12% SLOPES
SiB2	STIVERSVILLE SILT LOAM, 2-5% SLOPES
SIC2	STIVERSVILLE SILT LOAM, 5-12% SLOPER

SURVEY INFORMATION
1. PROPERTY BOUNDARY LINE SURVEY AND TOPOGRAPHIC MAPPING PERFORMED BY LEADING AGE LAND SERVICES, 2005.

2. PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

Revisions:
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Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JULY 11, 2016

**IRON HORSE
DEVELOPMENT PLAN**
145 LEGENDS CLUB LANE
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
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**OVERALL
EXISTING
CONDITIONS
PLAN**

C1.0

BUILDING DATA

UNIT	STORIES	NO OF BLDGS	BLDG FOOTPRINT	SF SUBTOTAL
CLUB/LEASING	1.5	1	7000	7000
BLDG A	3	1	11762	11762
BLDG B	3	2	13503	27006
BLDG C	2	3	5263	15789
BLDG D	2	4	5096	20384
BLDG E	3	1	16633	16633
BLDG F	3	2	19230	38460
TOTAL BLDG SF			137034	

SITE DATA

BUILDINGS	137,034
PAVEMENT	297,376
GREEN SPACE	436,834
TOTAL SF	871,244

STATEMENT OF IMPACTS

DRAINAGE
THE PROPERTY DRAINS TO THE SOUTHEAST AND FLOWS INTO THE SOUTH PRONG OF SPENCER CREEK.
IMPERVIOUS AREA FOLLOWING DEVELOPMENT WILL EQUAL 434,410 SF.
THERE WILL BE NO CHANGES IN OUTFALL AND STORMWATER WILL BE TREATED ON-SITE.

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

POLICE AND FIRE
FRANKLIN FIRE DEPT. MALLORY STATION #3, 370 MALLORY STATION RD - 3.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT. STATION, 900 COLUMBIA AVE. - 2.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .23 UNITS.
270 X .23 = 62 STUDENTS

JOHNSON ELEMENTARY, 1-4 GRADES FRANKLIN 3.4 MILES
FREEDOM INTERMED & MID. SCHL., 5-8 GRADES FRANKLIN 3.7 MILES
FRANKLIN HIGH SCHOOL, 9-12 GRADES FRANKLIN 1.4 MILES

RECREATION FACILITIES
THE FACILITY WILL INCLUDE A SWIMMING POOL, OUTDOOR COURT, AND EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS HARLINDALE PARK, 4 MILES FROM THE SITE.

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

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS AVAILABLE FOR IRRIGATION. DURING A PEAK WEEK, IF THE ENTIRE SITE IS IRRIGATED THERE WILL BE A DEMAND OF "272,294 GALLONS PER WEEK."

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

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

STREET NETWORK / TRAFFIC IMPACT
THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY.
a. THE SITE WILL CONNECT TO FRANKLIN ROAD THROUGH LEGENDS CLUB LANE.
b. THERE WILL BE AN EMERGENCY ACCESS LANE TO FRANKLIN ROAD.
c. THE SITE WILL BE CONNECTED TO THE COF PROPOSED TRAIL SYSTEM IF POSSIBLE.
d. A TRAFFIC STUDY IS PROVIDED.
e. TOTAL TRIP GENERATION IS "1,736" DAILY TRIPS.

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.
147 - 1 BR APARTMENT UNITS @ 250 GPD = 36,750 GPD
123 - 2 BR APARTMENT UNITS @ 300 GPD = 36,900 GPD
POOL 181 USERS @ 10 GPD = 1,810 GPD
CLUBHOUSE 1 @ 250 X 10 = 250 GPD
TOTAL = 75,710 GPD or 216 SFUE'S

LAND USE COMPLIANCE

CHARACTER AREA OVERLAY: BCCO-7
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE FRANKLIN LAND USE PLAN IDENTIFIES THIS OVERLAY AREA AS:
 - GATEWAY TO CITY
 - RURAL IN HISTORY AND NATURE
 - DEVELOPMENT INCLUDING WIDE SETBACKS, GENEROUS OPEN SPACE, AND CLUSTERING OF ATTACHED RESIDENTIAL UNITS (COMMERCIAL USES SHALL NOT BE CONSIDERED)
 - COORDINATION WITH TDOT AND COF FOR CONTEXT SENSITIVE ROADWAY DESIGN
 - MINIMAL GRADING
 - MAXIMIZE INFORMAL NATURE OF THE AREA BY PROVIDING RURAL & SCENIC CHARACTER WITH OPEN DITCHES W/ OUT CURBS, FENCINGS & STONE WALLS, AND INFORMAL PLANTINGS NON-RIGID PLANTINGS.
- THE PROPOSED PROJECT WILL ADDRESS POINTS A-F SUCCESSFULLY.
 - THE PROPOSED ATTRACTIVE STRUCTURES COMBINED WITH A 150' SETBACK WILL PROVIDED A WIDE OPEN, ATTRACTIVE SPACE AND AN ATTRACTIVE VIEW FROM MACK HATCHER AS PART OF GATEWAY TO CITY.
 - THE ENTRY TO THE DEVELOPMENT WILL BE RURAL IN NATURE WITH OPEN DITCH, PLANK FENCE, AND STONE ENTRY TREATMENT.
 - THERE WILL BE AN 8' SIDEWALK FOLLOWING THE ENTRY ROAD FOR WALKING AND BIKING CONNECTIVITY PLUS OPPORTUNITIES TO CONNECT TO A COF TRAIL SYSTEM.
 - THE SITE WILL BE MINIMALLY GRADED BY THE ENGINEERS WHO WILL ALSO WORK WITH THE COF AND TDOT FOR APPROPRIATE ROADWAY DESIGN IMPROVEMENTS.

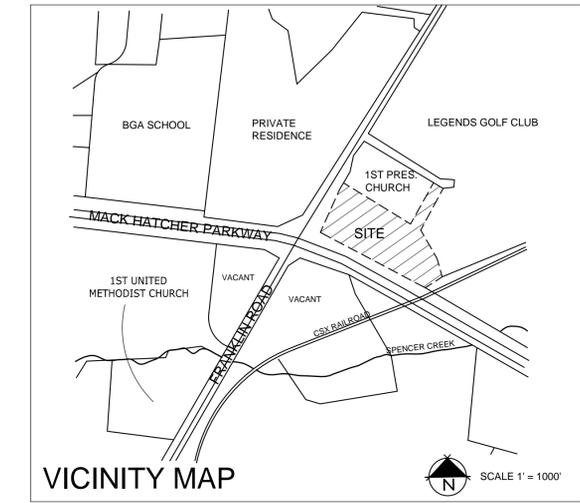
LOCAL COMPATIBILITY

LOCATION
THIS SITE IS LOCATED ADJACENT TO MACK HATCHER PARKWAY WITH ACCESS ON FRANKLIN ROAD. THE ENTRY IS SHARED WITH THE CHURCH AND GOLF COURSE.
a. THE CHURCH HAS HEAVY USE ON SUNDAYS 9-12 AND WEDNESDAY EVENINGS 5-9.
b. THE GOLF COURSE TRAFFIC IS TYPICALLY 9-4 ANY DAY MISSING PEAK COMMUTING HOURS.

LAND USE
THE PROPOSED RESIDENTIAL COMPLEMENTS THE CHURCH AND GOLF COURSE. IT IS NOT COMPETITIVE FOR TRAFFIC TIMES AND THE GOLF CLUB AND CHURCH ARE FACILITIES DWELLERS MAY CHOOSE TO USE.
THE PROJECT WILL FURNISH POOL, TRAILS, AND CLUBHOUSE FOR RESIDENTS. THE TRAIL WILL CONNECT TO ANY EXISTING TRAILS THE CITY BUILDS.

ATTACHED RESIDENTIAL IS BENEFICIAL TO YOUNG PROFESSIONALS AND ADULTS LOOKING FOR A MAINTENANCE FREE LIFESTYLE AND SHORT COMMUTES TO WORK. THE CITY MAY WISH TO PUT THE COMPLEX ON ITS TROLLEY ROUTE. A TROLLEY STOP WOULD CONNECT RESIDENTS TO DOWNTOWN AND COOL SPRINGS VIA PUBLIC TRANSIT.

CHARACTER AREA COMPATIBILITY
a. THE MAXIMUM HEIGHT OF THE 3 FLOOR UNITS WILL BE EQUAL TO OR SHORTER THAN OTHER SIMILAR LARGE STRUCTURES IN THE CHARACTER AREA.
b. THE WIDE 150' SETBACK IS A METHOD UTILIZED TO MAKE A PROPER SETTING FOR THE 3 FLOOR BUILDING TO WORK WITHIN THE BERRYS CHAPEL CHARACTER AREA.
c. THE VIEW OF THE PROPERTY FROM MACK HATCHER IS PRESERVED BY PROVIDING THE 150 FOOT WIDE BUFFER.
d. THE 3 FLOOR UNITS ARE BUFFERED BY THE EXISTING BERM AT MACK HATCHER AND FRANKLIN ROAD. THE BERM WILL BE ENHANCED WITH PLANTING AND EARTH MOVEMENT.
e. VEHICULAR & EMERGENCY ACCESS WILL BE ASSISTED BY ROADWAY IMPROVEMENTS TO FRANKLIN ROAD IN CO-ORDINATION WITH COF AND TDOT. THIS MAY OCCUR THROUGH THE EXISTING ENTRY, AN ADDITIONAL ENTRY, OR AN EMERGENCY ENTRY.



SITE DATA CHART

PROJECT NAME:	IRON HORSE
PROJECT NUMBER:	6194
SUBDIVISION:	ASPEN GROVE PUD SUBDIVISION SECTION 5
LOT NUMBER:	84
ADDRESS:	145 LEGENDS CLUB LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 62 PARCEL 43
EXISTING ZONING:	CIVIC & INSTITUTIONAL (CI)
PROPOSED ZONING:	SD-X 13.5
CHARACTER AREA OVERLAY:	BCCO-7
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	20,001 AC
TOTAL SF:	871,243.56 SF
BUILDING SETBACKS:	FRONT SOUTH & WEST 150' SIDE 10' REAR 25'

OWNER:
TIMOTHY P. VACEK, CFA
IRON HORSE PARK, LLC
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NASHVILLE, TN 37201
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PLANNER/LANDSCAPE ARCHITECT:
GREG GAMBLE
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
615.975.5765
GREG GAMBLE
greggambler20@gmail.com

BUILDING FOOTPRINT SQUARE FOOTAGE:	139,027
BUILDING UNITS:	270 TOTAL 147 ONE-BEDROOM UNITS 123 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY PROPOSED:	13.2 DU/A
BUILDING PRELIMINARY HEIGHT:	BLDG A-B-E-F 3 STORY 50' BLDG C-D 2 STORY 40' CLUBHOUSE 1 STORY 35'

LANDSCAPE SURFACE RATIO: .50
MINIMUM LANDSCAPE SURFACE RATIO: .40

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

147 (1 BR) x 1.5 SPACES = 221
123 (2 BR) x 2.5 SPACES = 308
TOTAL SPACES REQUIRED: 529
582
N/A
537 TOTAL SPACES
477 SURFACE SPACES
60 GARAGE SPACES

PARKLAND (IF APPLICABLE): FEE IN LIEU

OPEN SPACE AREAS
OPEN SPACE REQUIREMENT: 43,562 SF = 5% x 871, 244 SF TOTAL SITE AREA
100% OF TOTAL SET ASIDE
FORMAL PROVIDED: 48,068 SF
A. POOL 9,811
B. TRAIL 19,100
C. LANDMARK 6,925
D. GARDEN 12,232
INFORMAL: NONE REQUIRED

SITE DESIGN NOTES

- THERE IS NOT A HOUSE OR BUILDING ON THE NATIONAL HISTORIC REGISTER NEAR OR WITHIN 500' OF THE DEVELOPING PROPERTY.
- THE BUILDINGS WILL BE SPRINKLED.
- BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAPS, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
- THERE IS NOT A TREE CANOPY ON THIS SITE.
- PARKLAND DEDICATION:
270 TOTAL DWELLINGS
35 UNITS x 1,200 SF = 42,000 SF
235 UNITS x 600 SF = 141,000 SF
183,000 SF / 4.21 ACRES

PARKLAND DEDICATION WILL BE GREENWAY TRAIL AREA ALONG MACK HATCHER & FRANKLIN ROAD. EXACT LOCATION OF EASEMENT AND TRAIL SHALL BE COORDINATED WITH THE COF PARKS DEPARTMENT AT SITE PLAN STAGE.

Revisions:
Date: 07/11/2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JULY 11, 2016

IRON HORSE
DEVELOPMENT PLAN
145 LEGENDS CLUB LANE
Franklin, Williamson County, Tennessee



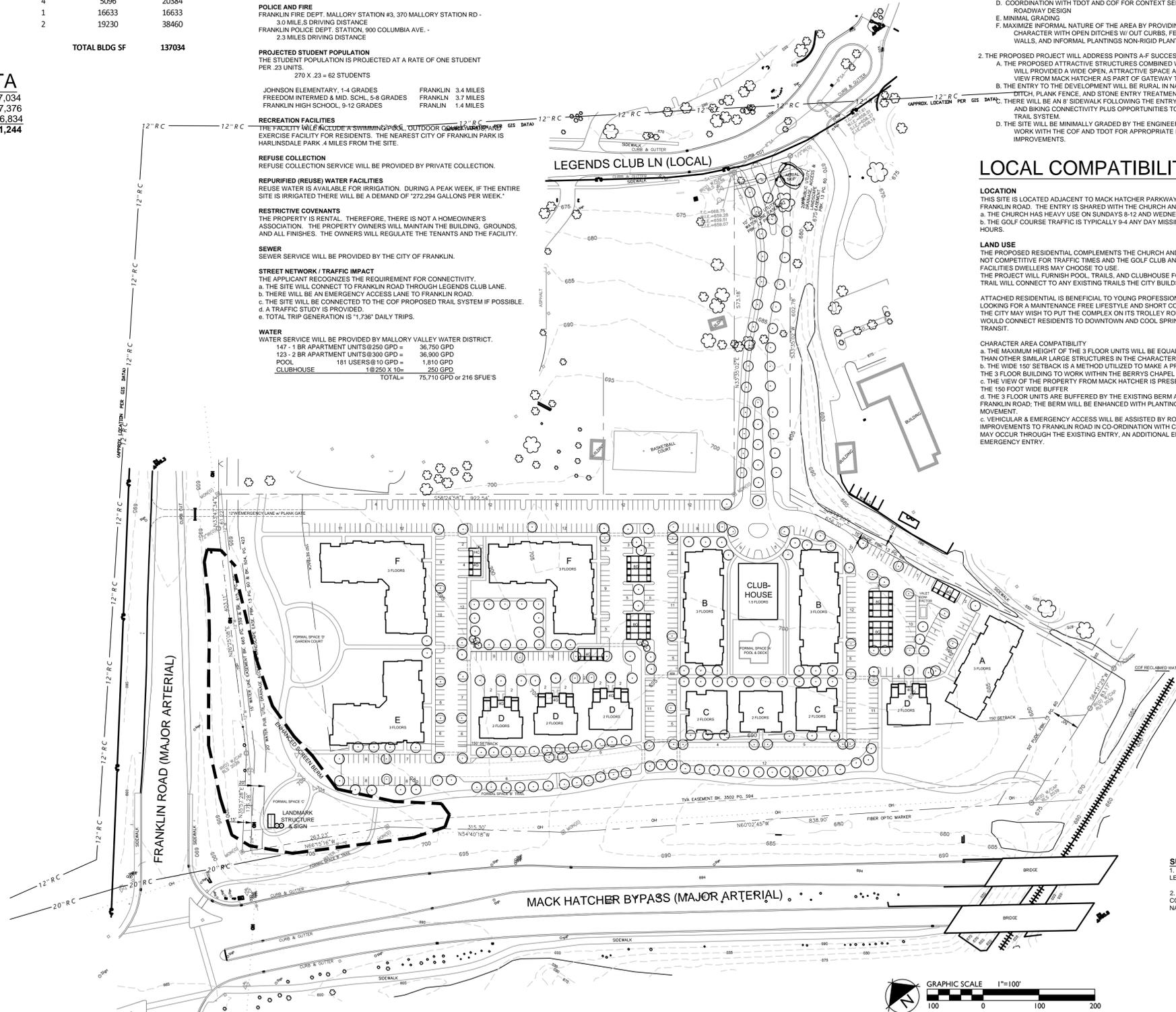
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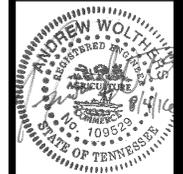
OVERALL
DEVELOPMENT
PLAN

C2.0

COF 6194

7.11.2016 8.4.2016





GAMBLE DESIGN COLLABORATIVE
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OVERALL
SITE
GRADING

C3.0

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 S.F., ADDING MORE THAN 5,000 S.F. 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 COURSE 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.

DRAINAGE STRUCTURE TABLE

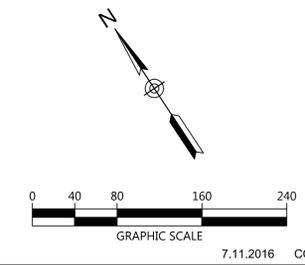
Label	Top of Casting (ft)	Inlet Type
A10	Water Quality Structure	93.50
A9	Junction	94.00
A8	Junction	97.00
A7	Water Quality Structure	93.50
A6	Water Quality Structure	94.50
A5	Water Quality Structure	90.50
A4	Water Quality Structure	87.50
A3	Water Quality Structure	87.50
A2	Outlet Structure	94.00
A1	Water Quality Structure	NA
B2	Water Quality Structure	91.50
B1	Junction	92.00
C1	Water Quality Structure	98.50
D1	Water Quality Structure	98.50

PIPE DATA TABLE

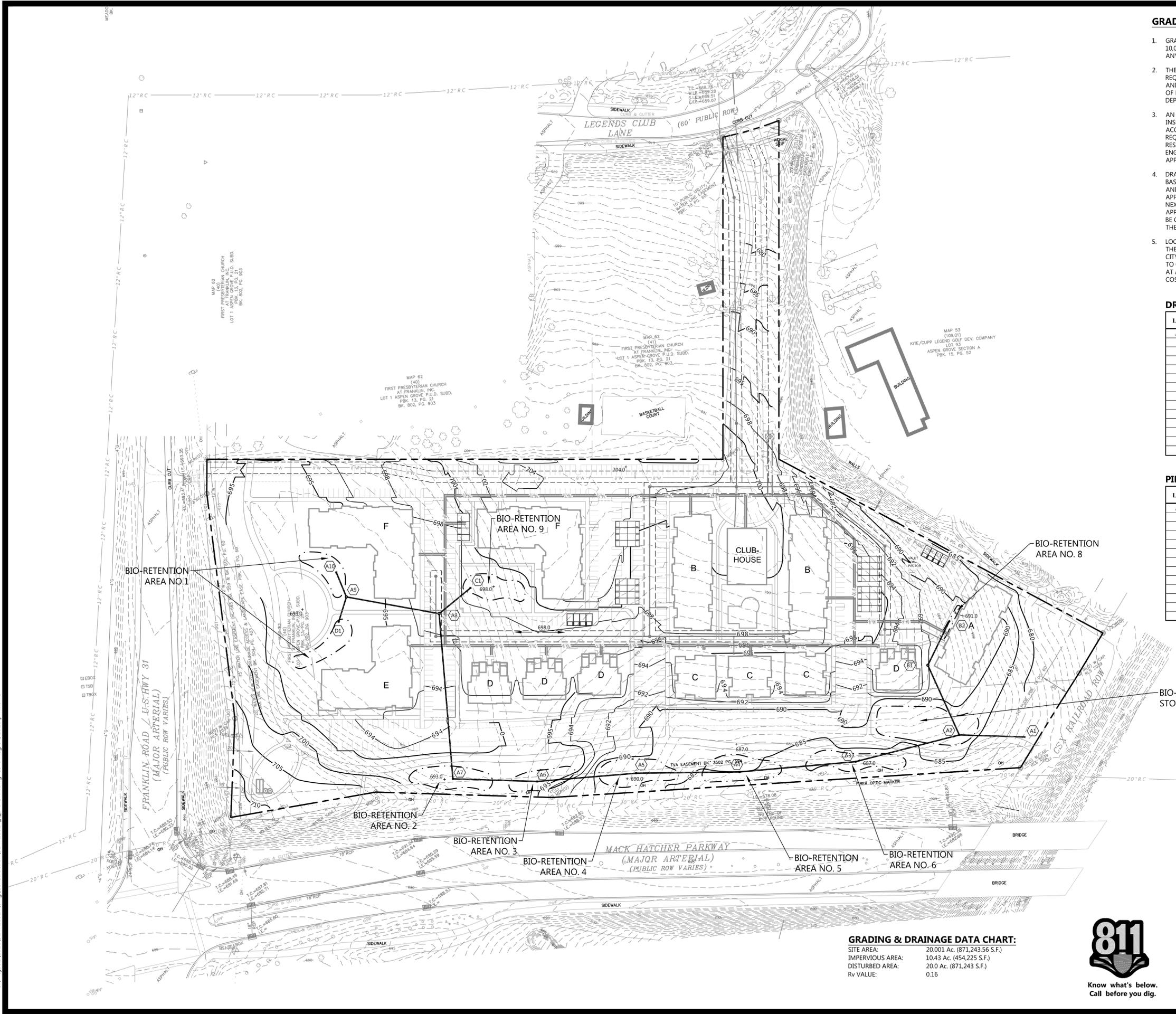
Label	Invert	Label	Invert	Length (ft)	Slope (ft/ft)	Pipe Size (Inches)	Type
A10	89.50	A9	89.27	46	0.50	15"	RCP
A9	89.07	A8	88.75	64	0.50	15"	RCP
A8	88.55	A7	87.05	300	0.50	15"	RCP
A7	86.85	A6	86.10	150	0.50	15"	RCP
A6	85.90	A5	85.00	180	0.50	15"	RCP
A5	84.80	A4	81.00	184	2.07	15"	RCP
A4	80.90	A3	80.80	210	0.05	15"	RCP
A3	80.60	A2	79.65	190	0.50	15"	RCP
A2	79.45	A1	78.87	116	0.50	15"	RCP
B2	87.00	B1	85.24	88	2.00	15"	RCP
B1	85.04	A2	79.65	136	3.96	15"	RCP
C1	94.00	A8	92.60	70	2.00	15"	RCP
D1	89.50	A9	89.27	46	0.50	15"	RCP

GRADING & DRAINAGE DATA CHART:

SITE AREA: 20.001 Ac. (871,243.56 S.F.)
 IMPERVIOUS AREA: 10.43 Ac. (454,225 S.F.)
 DISTURBED AREA: 20.0 Ac. (871,243 S.F.)
 Rv VALUE: 0.16



1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
 T 615.385.4144 F 615.385.4020 www.leinc.com

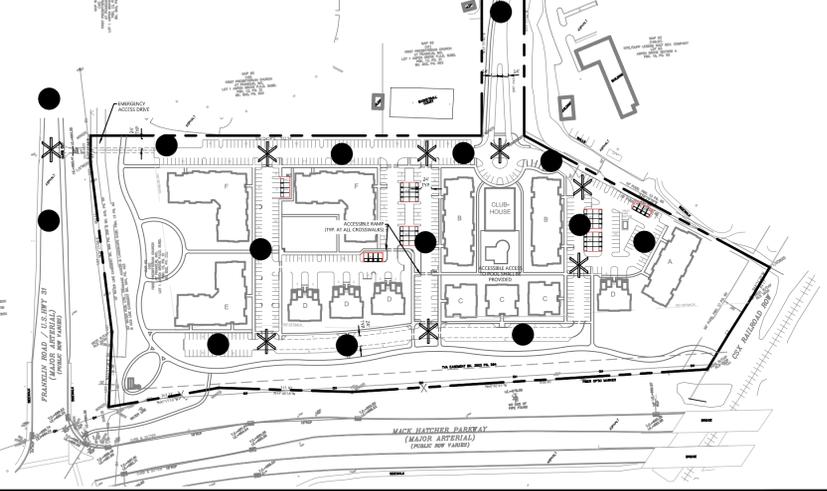


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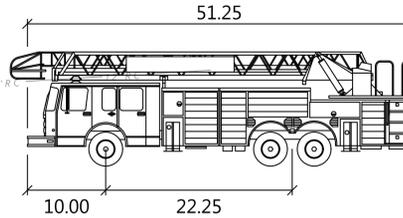
CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 16 LINKS / 9 NODES
MINIMUM CONNECTIVITY INDEX = 1.65
PROJECT CONNECTIVITY INDEX = 1.77

● LINKS * NODES



CONNECTIVITY INDEX MAP
SCALE: 1" = 200'



Franklin T2-T6	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. 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.
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.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL. WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

IRON HORSE R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION: xxx VEH PER DAY
PEAK HOUR TRIP GENERATION: xx VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: y OR n
CIRCULATION PLAN REQUIRED: y OR n

(STREET NAME) DESIGN PARAMETERS:

FRANKLIN TRANSPORTATION STREET TECHNICAL STANDARDS EDITION: xxxxx
DESIGN VEHICLE:
DESIGN SPEED / POSTED SPEED: xx MPH / xx MPH
STOPPING SIGHT DISTANCE: xxx FT.
INTERSECTION / DRIVEWAY SIGHT DISTANCE: xx FT.

HORIZONTAL ALIGNMENT:

MIN. CENTERLINE RADIUS: xxx FT.
MIN. TANGENT BETWEEN CURVES / INTERSECTIONS: xx FT.
MIN. CENTERLINE ARC LENGTH: xxx FT.

VERTICAL ALIGNMENT:

MIN. / MAX. CENTERLINE GRADE: xx% / xx%
MAX. APPROACH CENTERLINE GRADE: xx% FOR xx FT.
MIN. CREST / SAG CURVE K-VALUE: xx / xx

ACCESS MANAGEMENT:

MIN. DISTANCE BETWEEN INTERSECTION: xxx FT.
MIN. DISTANCE BETWEEN HIGH VOLUME / ALLEYS & INTERSECTIONS: xxx FT.
MIN. DISTANCE BETWEEN DRIVEWAY & INTERSECTIONS: xxx FT.
DRIVEWAY WIDTH (TWO-WAY): xx-xx FT.
DRIVEWAY APPROACH STREET CONFIGURATION: xx FT. RADIUS RETURN OR CURB CUT

GENERAL NOTES:

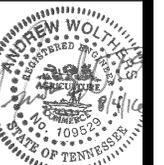
1. REFUSE COLLECTION SERVICE SHALL BE PROVIDED BY PRIVATE COLLECTION.
2. THE DEVELOPMENT WILL FEATURE A PEDESTRIAN TRAIL CONNECTING TO THE CITY'S PLANNED GREENWAY SYSTEM.

Revisions:
August 4, 2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
LANDSCAPE ARCHITECTURE
Date: JULY 11, 2016

**IRON HORSE
DEVELOPMENT PLAN**
145 LEGENDS CLUB LANE
Franklin, Williamson County, Tennessee



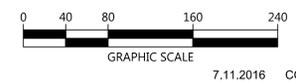
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PANKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggambl@gcdc.com
615.975.5765

**OVERALL ROW
& ACCESS
PLAN**

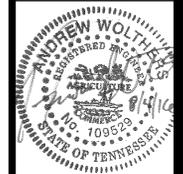
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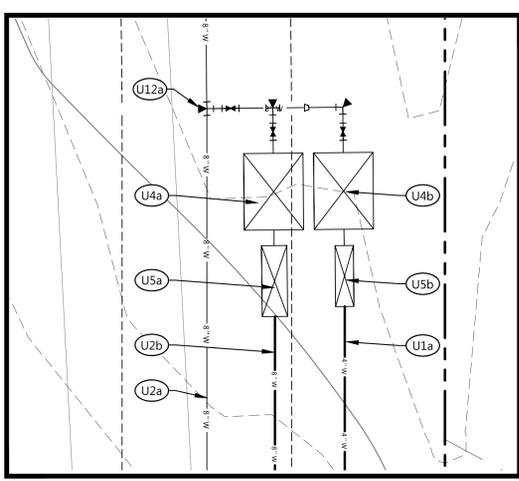
WATER & SEWER GENERAL NOTES

- 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.
 - A 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.

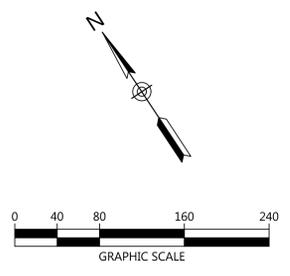
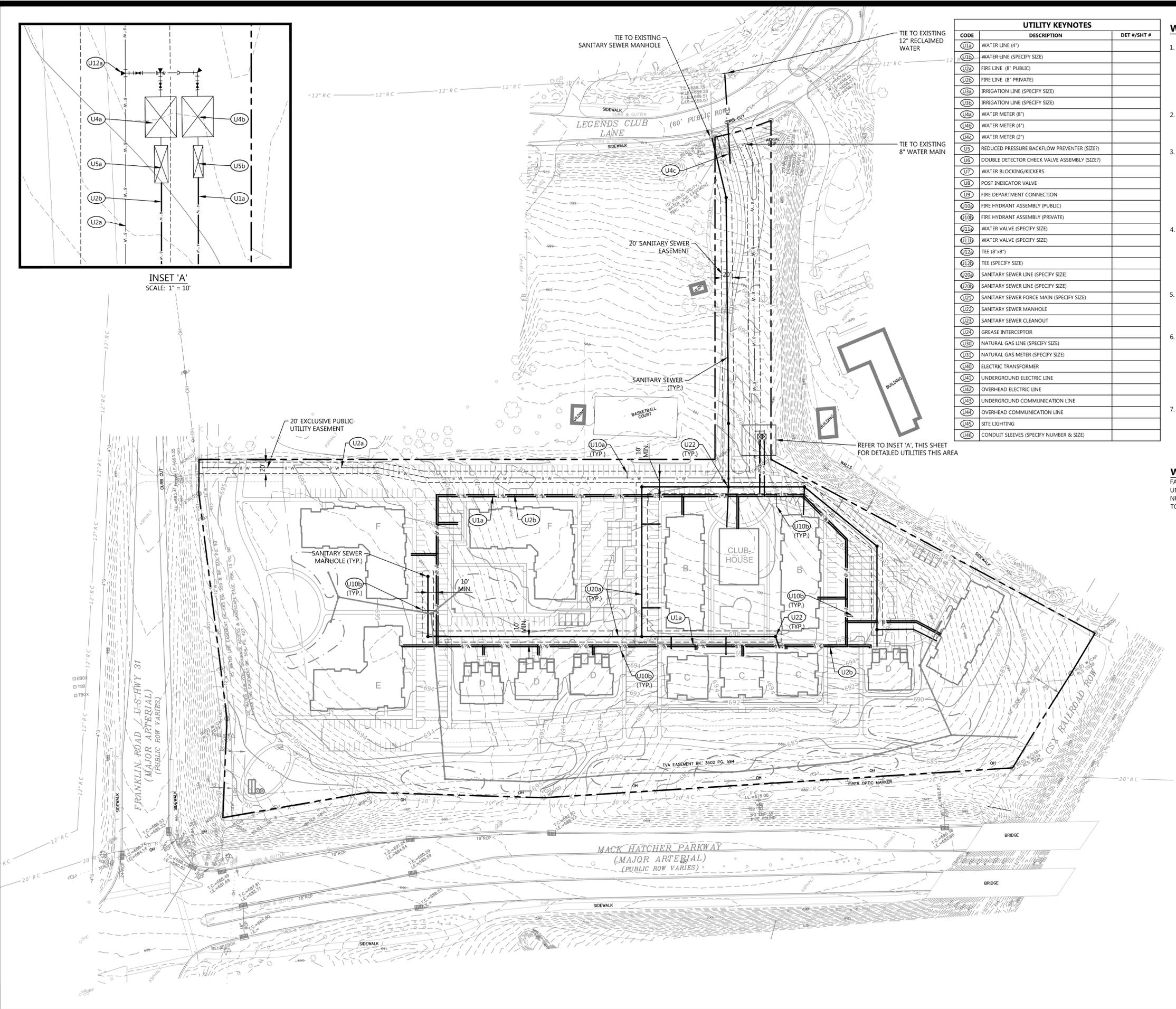
UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1a	WATER LINE (4")	
U1b	WATER LINE (SPECIFY SIZE)	
U2a	FIRE LINE (8" PUBLIC)	
U2b	FIRE LINE (8" PRIVATE)	
U3a	IRRIGATION LINE (SPECIFY SIZE)	
U3b	IRRIGATION LINE (SPECIFY SIZE)	
U4a	WATER METER (8")	
U4b	WATER METER (4")	
U4c	WATER METER (2")	
U5	REDUCED PRESSURE BACKFLOW PREVENTER (SIZE?)	
U6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (SIZE?)	
U7	WATER BLOCKING/KICKERS	
U8	POST INDICATOR VALVE	
U9	FIRE DEPARTMENT CONNECTION	
U10a	FIRE HYDRANT ASSEMBLY (PUBLIC)	
U10b	FIRE HYDRANT ASSEMBLY (PRIVATE)	
U11a	WATER VALVE (SPECIFY SIZE)	
U11b	WATER VALVE (SPECIFY SIZE)	
U12	TEE (8"x8")	
U12a	TEE (SPECIFY SIZE)	
U20a	SANITARY SEWER LINE (SPECIFY SIZE)	
U20b	SANITARY SEWER LINE (SPECIFY SIZE)	
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE)	
U22	SANITARY SEWER MANHOLE	
U23	SANITARY SEWER CLEANOUT	
U24	GREASE INTERCEPTOR	
U30	NATURAL GAS LINE (SPECIFY SIZE)	
U31	NATURAL GAS METER (SPECIFY SIZE)	
U40	ELECTRIC TRANSFORMER	
U41	UNDERGROUND ELECTRIC LINE	
U42	OVERHEAD ELECTRIC LINE	
U43	UNDERGROUND COMMUNICATION LINE	
U44	OVERHEAD COMMUNICATION LINE	
U45	SITE LIGHTING	
U46	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

WATER & SEWER DATA CHART:

FACILITY TYPE:
UNIT FLOW IN GPD: xxx GPD PER (UNIT)
NUMBER OF UNITS:
TOTAL FLOW IN GPD: xxx GPD



INSET 'A'
SCALE: 1" = 10'



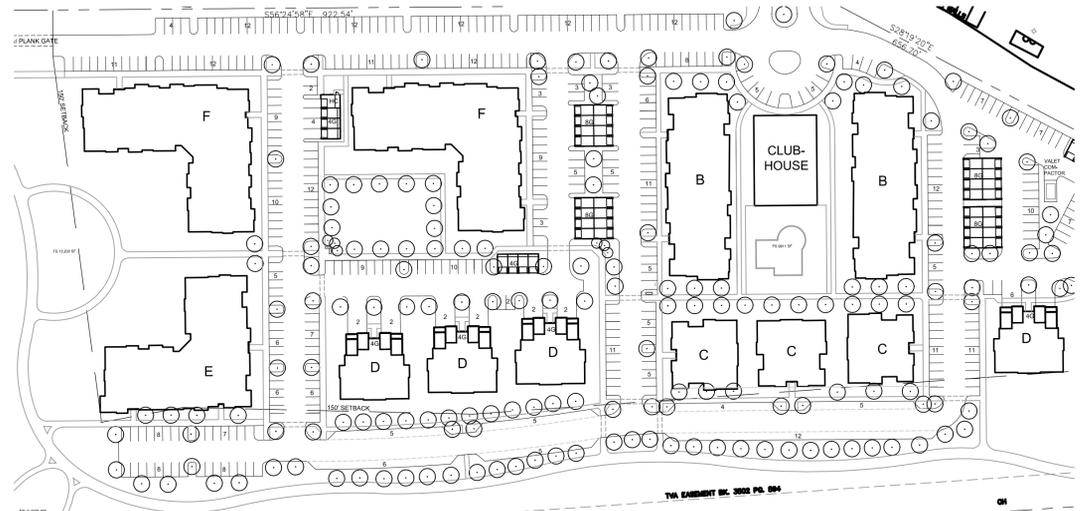
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**ARCHITECTURAL ELEVATION
TYPE 'A' BUILDING FACADE**



**ARCHITECTURAL ELEVATION
TYPE 'E' BUILDING FACADE FACING
MACK HATCHER PARKWAY**

ARCHITECTURAL DATA:

BUILDING HEIGHT: 3 STORIES

THE ARCHITECTURE FOR IRON HORSE WILL BE "BIG HOUSE" STYLE BUILDINGS. A BIG HOUSE BUILDING HAS MULTIPLE RESIDENTIAL UNITS UNDER ONE ROOF, BUT IS DESIGNED SIMILAR TO A LARGE MANSION. EACH BUILDING IS PLANNED TO HAVE A UNIQUE DESIGN, BUT COMPATIBLE WITH THE OTHER BUILDINGS.

THE PROPOSED ARCHITECTURAL STYLE WILL HAVE A RURAL, FARM-STYLE VERNACULAR, WITH EXTERIOR BUILDING MATERIALS OF STONE, BOARD SIDING, AND NEUTRAL COLORS.

THE CLUBHOUSE IS LOCATED ON ON AXIS WITH THE MAIN ENTRY FROM LEGENDS CLUB LANE AND WILL OFFER AMENITIES INCLUDING A POOL, FITNESS FACILITIES, AND A BUSINESS CENTER.

MATERIALS LIST:

STONE VENEER
FIBER CEMENT SIDING



**ARCHITECTURAL ELEVATION
TYPE 'E' BUILDING FACADE
FACING FRANKLIN ROAD**



**ARCHITECTURAL ELEVATIONS
TYPE 'C' & 'D' BUILDING FRONTAGES**





ARCHITECTURAL ELEVATION
VIEW FROM MACK HATCHER BYPASS TO COMPLEX DRIVING WEST



ARCHITECTURAL ELEVATION
VIEW FROM FRANKLIN ROAD TO WESTERN DEVELOPMENT EDGE



ARCHITECTURAL ELEVATION
VIEW OF TYPICAL GARAGES



ARCHITECTURAL ELEVATION
VIEW FROM MACK HATCHER BYPASS AT FRANKLIN ROAD
NOTE STRUCTURE IN FOREGROUND

ARCHITECTURAL DESIGN INTENT

THE DEVELOPMENT WILL FEATURE A SMALL SHED-LIKE LANDMARK STRUCTURE AT THE CORNER OF MACK HATCHER AND FRANKLIN ROAD. THE BUILDING WILL BE CONSTRUCTED IN AN IONIC RURAL STYLE REMINISCENT OF NEARBY FARM STRUCTURES FOUND IN WILLIAMSON COUNTY.

THE BUILDING WILL BECOME A LANDMARK IDENTIFYING THE DEVELOPMENT ACROSS THE COMMUNITY.

SIGNAGE ON THE SHED WILL FOLLOW THESE GUIDELINES:

- a) LESS THAN 32 SF (NOT A BILLBOARD)
- b) ATTACHED TO THE LANDMARK BUILDING, &
- c) LOCATED BELOW THE BUILDING ROOF LINE.

TWO GRAIN BINS CONTAINING "CISTERNS" WILL BE LOCATED ADJACENT TO THE STRUCTURE. THEY WILL BE FITTED TO STORE RAINWATER FOR IRRIGATION. THE CYLINDRICAL STRUCTURES WILL RE-INFORCE THE FARMSTEAD DESIGN STYLE OF THE DEVELOPMENT PROJECT.

