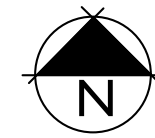
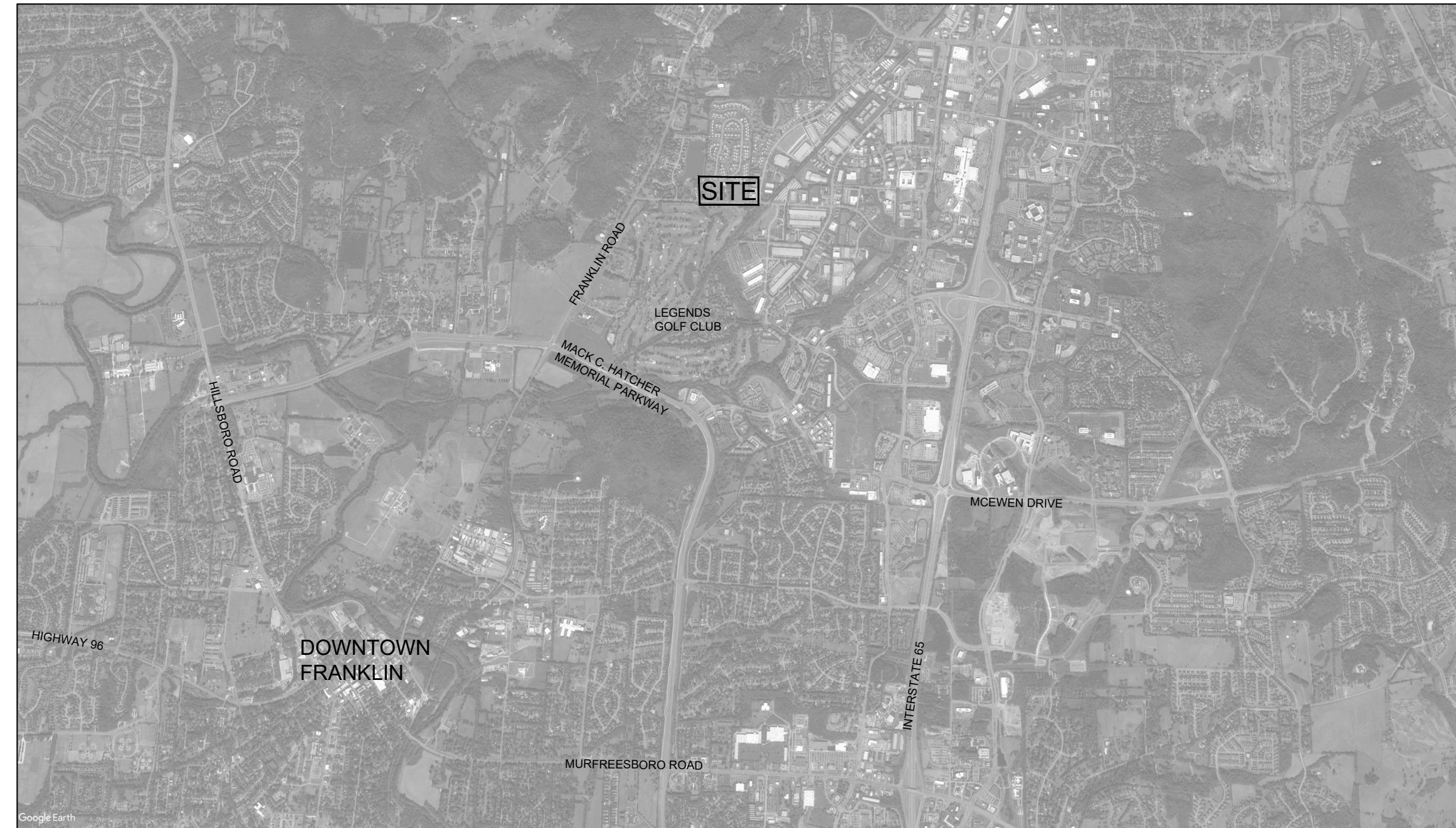


# MALLORY STATION PUD SUBDIVISION DEVELOPMENT PLAN

SD-R (14.31) (SPECIFIC DEVELOPMENT - RESIDENTIAL)  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

**APPLICANT & LANDSCAPE ARCHITECT:**

GAMBLE DESIGN COLLABORATIVE  
GREG GAMBLE  
324 LIBERTY PIKE  
SUITE 145  
FRANKLIN, TN 37064  
615-975-5765  
greg.gamble@gdc-tn.com

**ENGINEER:**

KIMLEY-HORN & ASSOCIATES, INC  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37024  
PHONE: 615.564.2701

**ARCHITECT:**

906 STUDIOS  
143 5TH AVE S  
FRANKLIN, TN 37064  
PHONE: 615.988.9065

**OWNERS:**

BETTIE CAROL WHITE  
114 BATTLE AVENUE  
FRANKLIN, TN 30764

MARTHA JEAN HOOD  
6231 ROBERTS ROAD  
ARRINGTON, TN 37014

**STATEMENT OF IMPACTS**

**WATER FACILITIES**  
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.  
89 UNITS \* 350 GPD = 31,150 GPD

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

**REPURIFIED (REUSE) WATER FACILITIES**  
NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**  
NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)  
NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)  
NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

**PROJECTED STUDENT POPULATION**  
89 x 0.64 = 57 STUDENTS

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

\*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

**SHEET INDEX**

C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.1	GRADING AND DRAINAGE
C4.1	FIRE ROW & ACCESS
C4.2	REFUSE ROW & ACCESS
C5.1	UTILITY
A 1.0	4-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.1	5-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.2	6-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.3	6-UNIT 2-STORY TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.4	GARAGE ELEVATIONS & PERSPECTIVES
A 1.5	AMENITY CENTER ELEVATIONS & PERSPECTIVES
EX1	OPEN SPACE EXHIBIT

**MALLORY STATION PUD SUBDIVISION**

**SITE DATA**

<b>SUBDIVISION/DEVELOPMENT:</b>	<b>MALLORY STATION PUD SUBDIVISION</b>
COF PROJECT NUMBER:	7037
TAX MAP & PARCELS:	MAP 53 - PARCELS 99.00
ADDRESS:	200 MALLORY STATION ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
SITE ACREAGE:	6.22 AC
EXISTING ZONING:	SD-R
CHARACTER OVERLAY:	BCCO-3
PROPOSED ZONING -	SD-R (14.31)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
PROPOSED # OF UNITS:	89



PRE-APP SUBMITTAL: 05.27.2019  
INITIAL SUBMITTAL: 07.08.2019  
RESUBMITTAL: 08.01.2019  
ONE STOP:

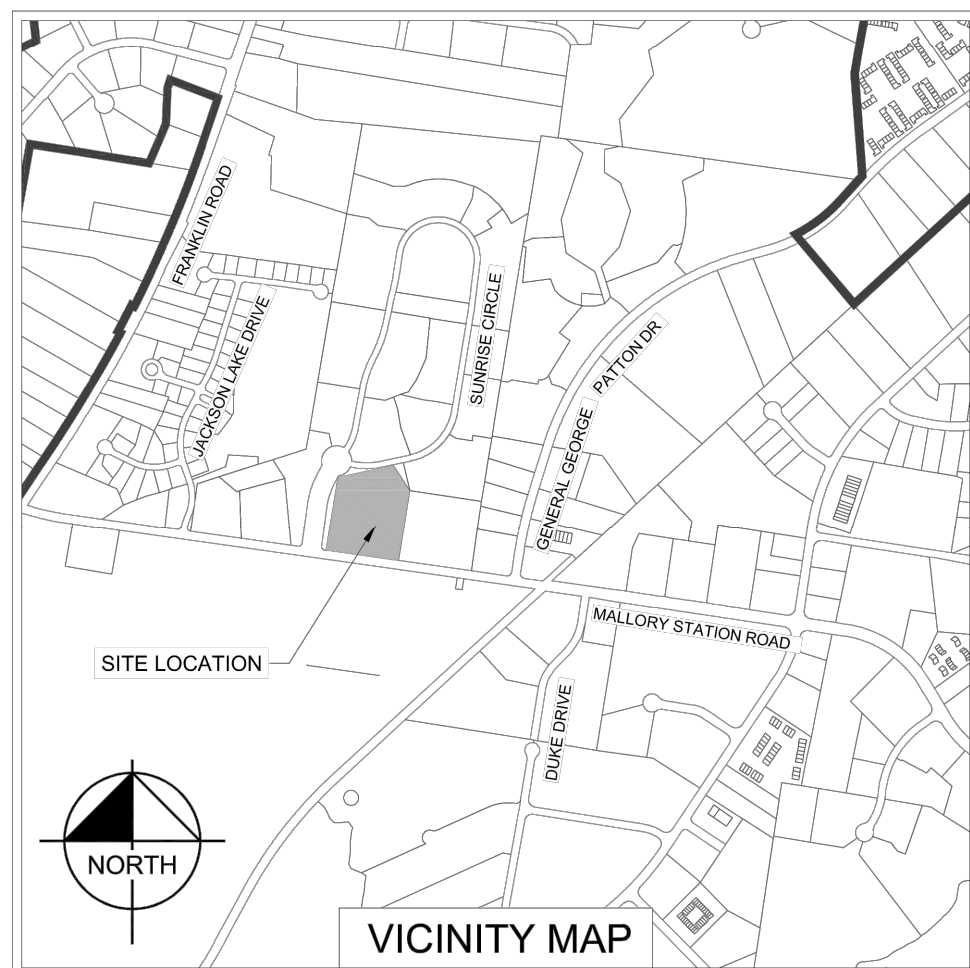


**Kimley»Horn**



**GAMBLE  
DESIGN  
COLLABORATIVE**  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greg.gamble@gdc-tn.com

Drawing name: K:\NSH\_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS PLAN Aug 01, 2019 4:46pm by: covid.hauptert



**SITE DATA CHART**

PROJECT NAME:	MALLORY STATION XXXX
PROJECT #:	XXXX
SUBDIVISION:	XXXX
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN TENNESSEE
COUNTY:	WILLIAMSON
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1:	MARTHA JEAN HOOD
ADDRESS:	6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2:	BETTIE CAROL WHITE
ADDRESS:	114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37065 greg@gdc-tn.com GREG GAMBLE
CONTACT:	

**SURVEY NOTES**

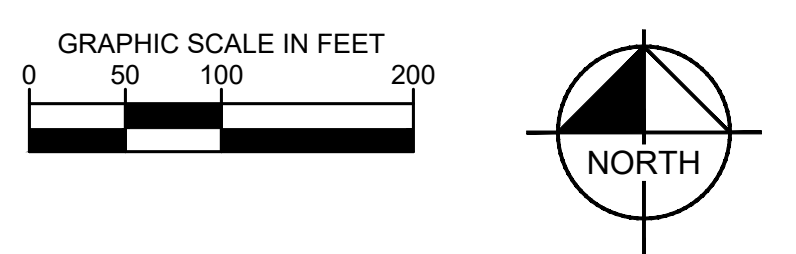
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. 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. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

**SITE LEGEND**

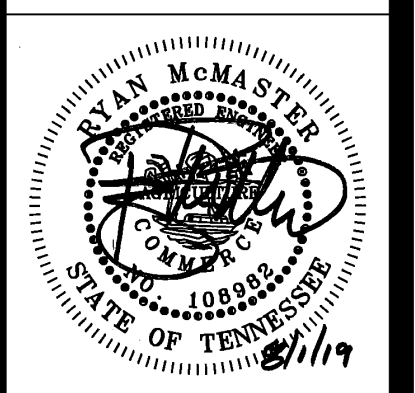
---	W	---	EXISTING WATER LINE
---	UGE	---	EXISTING UNDERGROUND ELECTRIC
---	W	---	EXISTING GAS MAIN
---	E	---	EXISTING ELECTRIC LINE
---	UT	---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙	FH		EXISTING FIRE HYDRANT
⊙			EXISTING LIGHT POLE

**500' NEIGHBOR LIST**

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
053-09912	SUNRISE CIR	HAURY & SMITH CONTRACTORS INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053-09901	8050 SUNRISE CIR	WOODALL DAVID SR	8050 SUNRISE CIR	FRANKLIN	TN	37067
053-09902	SUNRISE CIR	HAURY & SMITH CONST INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053-09903	101 SUNRISE CIR	VILLIAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
053-09904	105 SUNRISE CIR	MSD POOL 2 LLC	PO BOX 3075	MCKINNEY	TX	75070
053-09905	6006 SUNRISE CIR	LITTLE STEVEN W	510 VERDE MEADOW DR	FRANKLIN	TN	37067
053-09907	6025 SUNRISE CIR	TOMAN DAVID ETAL	5112 MEADOWLAKE RD	BRENTWOOD	TN	37027
053-09908	8033 SUNRISE CIR	EUDALEY CAROL I TR	8033 SUNRISE CIR	FRANKLIN	TN	37067
053-09909	8017 SUNRISE CIR	BOYD ROBERT M	8017 SUNRISE CIR	FRANKLIN	TN	37067
053-09911	8074 SUNRISE CIR	HUNLEY PATTI T	8074 SUNRISE CIR	FRANKLIN	TN	37067
053-09900	200 MALLORY STATION RD	WHITE WILLIAM FRANK	6231 ROBERTS RD	ARRINGTON	TN	37014
053-10201	MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
053-10300	170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
053-10400	222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	130 NEWPORT CENTER DR #220	NEWPORT BEACH	CA	92660
053-10901	LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
053-10902	MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
053F-A00502	1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00503	1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00504	1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
053F-A00505	1885 GEN GEO PATTON DR	LEE JOHN N ETAL	1885 GEN GEO PATTON DR	FRANKLIN	TN	37067
053J-A00100	JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027



**MALLORY STATION DEVELOPMENT PLAN**  
200 MALLORY STATION ROAD  
Franklin, Williamson County, Tennessee



Revision	Date
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OVERALL EXISTING CONDITIONS PLAN  
**C1.0**  
CF#XXXX

Drawing name: K:\NSH\_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS PLAN Aug 01, 2019 4:46pm by: david.houpt



### SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	053-09900
LOT NUMBER:	200 MALLORY STATION ROAD
ADDRESS:	FRANKLIN
COUNTY:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	8TH
PROPOSED ZONING:	SD-R
EXISTING CHARACTER AREA:	SD-R (17.68)
OTHER APPLICABLE OVERLAYS:	BCCO-3
APPLICABLE DEVELOPMENT STANDARD:	N/A
ACREAGE OF SITE:	CONVENTIONAL
SQUARE FOOTAGE OF SITE:	6.22 AC
OWNER 1:	271,056 SF
ADDRESS:	MARTHA JEAN HOOD
	6231 ROBERTS ROAD
	ARRINGTON, TN 37014
OWNER 2:	BETTIE CAROL WHITE
ADDRESS:	114 BATTLE AVENUE
	FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE
	SUITE 145
	(615) 975-5765
	greg@gdc-tn.com
CONTACT:	GREG GAMBLE

- ### 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 OBTAINED VIA WILLIAMSON COUNTY GIS.
  3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
  4. 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. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

### SITE LEGEND

---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS MAIN
---	EXISTING ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
---	EXISTING FIRE HYDRANT
---	EXISTING LIGHT POLE



**MALLORY STATION DEVELOPMENT PLAN**  
 200 MALLORY STATION ROAD  
 Franklin, Williamson County, Tennessee



Revision	Date
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△	_____
△	_____

ENLARGED EXISTING CONDITIONS PLAN  
**C1.1**  
 COF#XXXX



NOTE: NO AREA ON SITE EXCEEDS 14% SLOPE

### TREE LEGEND

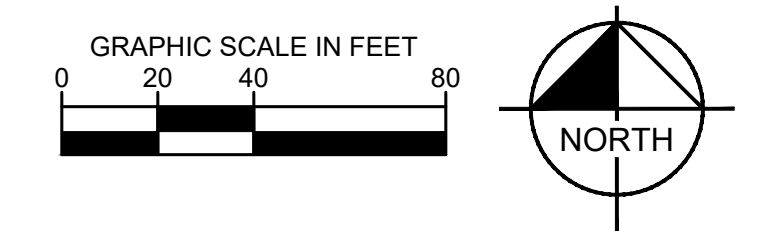
	EXISTING TREE CANOPY
	TREES TO BE REMOVED (REMAINING TREES TO BE PRESERVED)

### EXISTING TREE CANOPY

TOTAL SITE AREA:	271,056 SF (6.22 AC)
EXISTING TREE CANOPY:	54,817 SF
	54,817 SF / 271,056 SF = 20% OF SITE
REQUIRED CANOPY PRESERVATION:	48% OF TOTAL CANOPY
	54,817 SF * 48% = 26,312 SF

### SOIL KEY

ARA	ARMOUR SILT LOAM
ARB2	ARMOUR SILT LOAM
CAA	CAPTINA SILT LOAM, PHOSPHATIC
HBB2	HAMPSHIRE SILT LOAM



**SITE DATA CHART**

PROJECT NAME: MALLORY STATION  
 PROJECT #: 7037  
 SUBDIVISION: MORNINGSIDE  
 LOT NUMBER: 053-09900  
 ADDRESS: 200 MALLORY STATION ROAD  
 CITY: FRANKLIN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 8

EXISTING ZONING: SD-R  
 PROPOSED ZONING: SD-R (14.31)  
 EXISTING CHARACTER AREA: BCCO-3  
 OTHER APPLICABLE OVERLAYS: N/A  
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
 ACREAGE OF SITE: 6.22 AC  
 SQUARE FOOTAGE OF SITE: 271,056 SF  
 MINIMUM SETBACKS: PER PUD

OWNER 1: MARTHA JEAN HOOD  
 ADDRESS: 6231 ROBERTS ROAD  
 ARRINGTON, TN 37014

OWNER 2: BETTIE CAROL WHITE  
 ADDRESS: 114 BATTLE AVENUE  
 FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE  
 ADDRESS: 324 LIBERTY PIKE  
 SUITE 145  
 (615) 975-5765  
 EMAIL: greg@gdc-tn.com  
 CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 192,368 SF  
 BUILDING HEIGHT: 3 STORIES  
 TOTAL NUMBER OF UNITS: 89  
 REQUIRED LSR: .2  
 PROVIDED LSR: .34  
 MINIMUM PARKING REQUIREMENT: 267  
 MAXIMUM PARKING LIMIT: 294  
 EXISTING PARKING: 0  
 PROVIDED PARKING: 281  
 RESIDENTIAL DENSITY: 14.31 DUA  
 TREE CANOPY: 57,358 SF (1.31 AC)  
 PARKLAND DEDICATION: \$383,056.00 (APPLICANT TO PAY FEES IN LIEU)

OPEN SPACE REQUIREMENT:  
 FORMAL: 13,939 SF (.32 AC)  
 INFORMAL: 26,572 SF (.61 AC)  
 TOTAL: 40,658 SF (.93 AC)

STATEMENT OF IMPACTS  
**WATER FACILITIES**  
 WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.  
 89 UNITS = 31,150 GPD

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

**REPURIFIED (REUSE) WATER FACILITIES**  
 NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**  
 NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)  
 NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)  
 NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

**PROJECTED STUDENT POPULATION**  
 57 STUDENTS

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

**TREE CANOPY RETENTION**

OVERALL AREA = 271,056 SF (6.22 AC)

	EXISTING	REMOVED	RETAINED
TOTAL SF	48,496 SF	26,014 SF	22,482 SF
TOTAL ACRES	1.11 AC	0.60 AC	0.52 AC

**TREE CANOPY DATA:**

TOTAL EXISTING TREE CANOPY:	48,496 (18% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (26,187 SF, 0.60 AC)
PROVIDED TREE CANOPY PRESERVATION:	22,482 SF, 0.52 AC (87% OF REQUIRED PRESERVATION)

**OPEN SPACE REQUIREMENT CHART**

MINIMUM OPEN SPACE REQUIREMENT: 15%  
 15% \* 6.22 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = .93 AC / 40,658 SF  
 NOTE: 34% OF OPEN SPACE IS FORMAL = 0.32 AC / 13,939 SF  
 66% OF OPEN SPACE IS INFORMAL = .61 AC / 26,572 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	17,876
101	FORMAL	ACTIVE RECREATIONAL AREA	14,533
102	INFORMAL	WATER QUALITY	20,741
103	INFORMAL	BUFFER / WATER QUALITY	34,046
104	INFORMAL	BUFFER	28,409
105	INFORMAL	ACTIVE RECREATIONAL AREA	11,909

**PROVIDED PARKING**

REQUIRED: 3+ BEDROOM = 3 SPACES

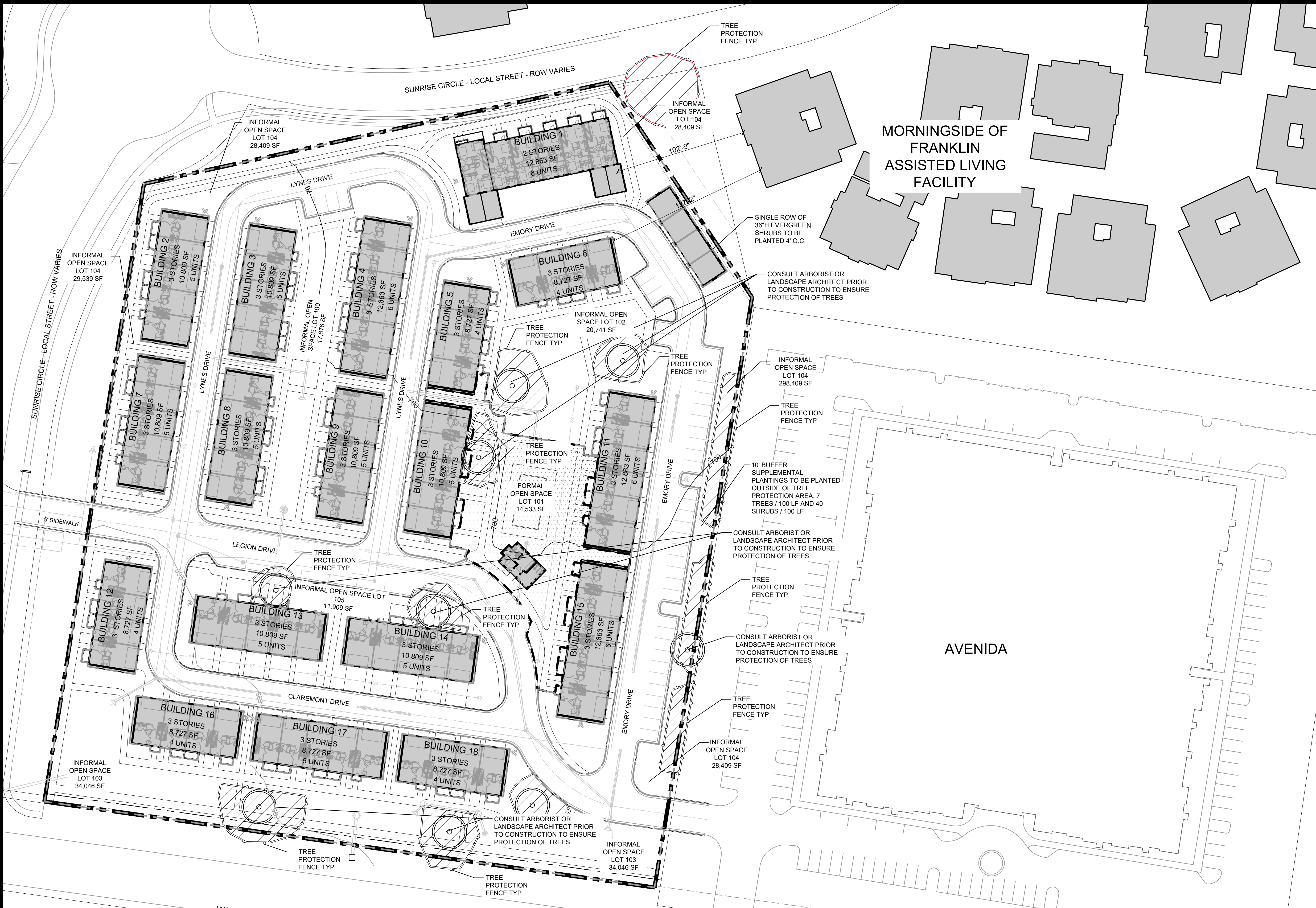
REQUIRED PARKING BREAKDOWN

TOTAL BUILDINGS:	18
TOTAL UNITS:	89 (ALL 3+BR)
TOTAL REQUIRED SPACES:	267

TOTAL PROVIDED PARKING: 281 SPACES  
 GARAGE: 188  
 TANDEM SPACES: 32  
 OFF-STREET PARKING: 51

TOTAL MAXIMUM PARKING LIMIT: 294 (110% OF REQUIRED)

\*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

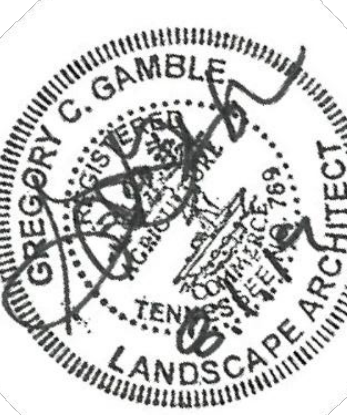


**MORNINGSIDE OF  
FRANKLIN  
ASSISTED LIVING  
FACILITY**

**AVENIDA**

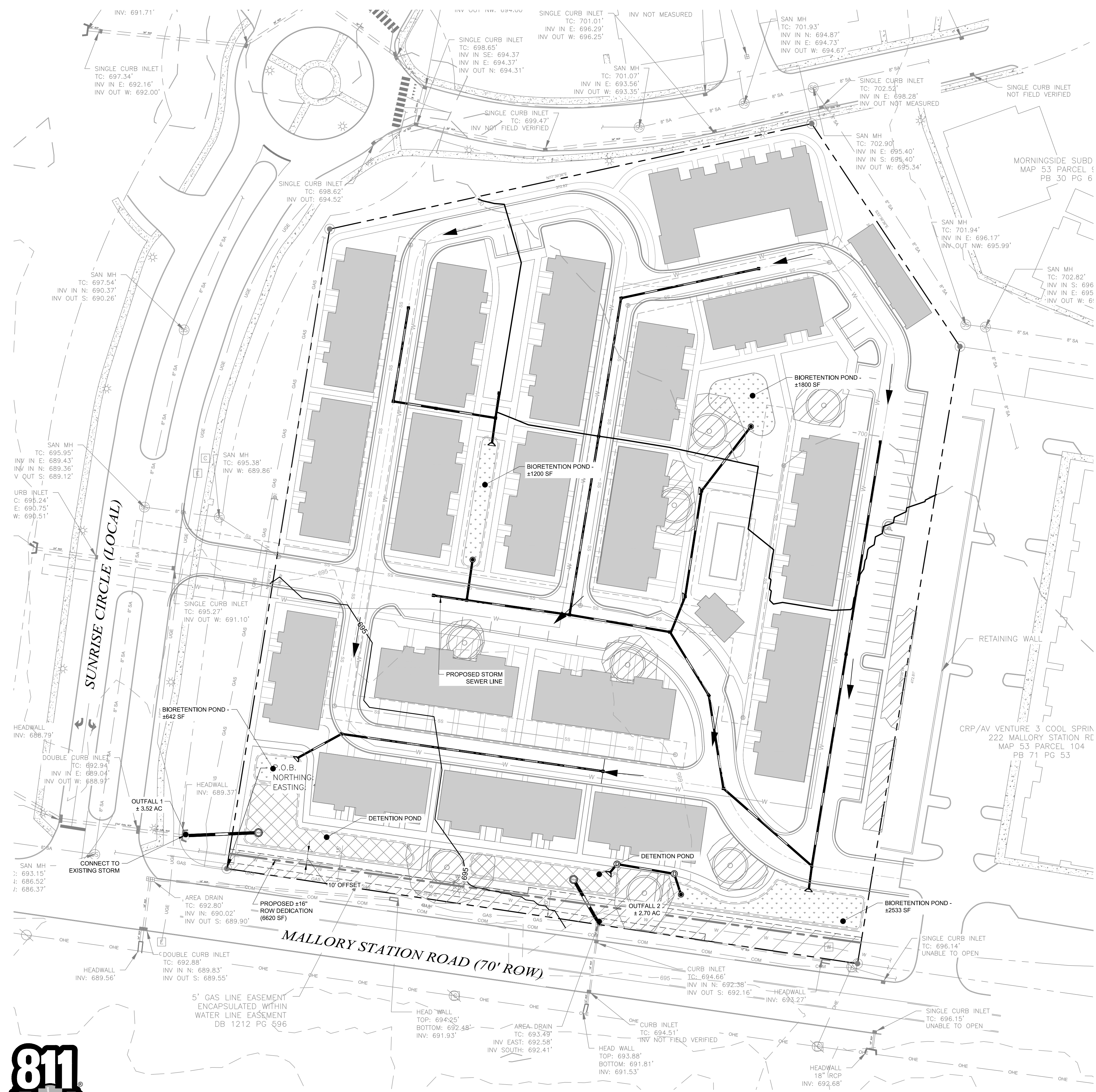
- KEY**
- FORMAL OPEN SPACE
  - INFORMAL OPEN SPACE
  - PRESERVED TREE CANOPY
  - DETENTION AREA
  - BIO-RETENTION AREA

\*NOTE:  
 THE MALLORY STATION DEVELOPMENT PLAN IS A HORIZONTAL PROPERTY REGIME. ALL DRIVES ARE TO BE ACCESS EASEMENTS. AFTER THE APPROVAL OF A SITE PLAN, A FINAL PLAT SHALL BE RECORDED TO REFLECT THOSE EASEMENTS. THERE SHALL BE A CONTINUOUS ACCESS EASEMENT CONTINUING FROM THE EASEMENT AT SUNRISE CIRCLE TO THE EASEMENT AT THE AVENIDA DEVELOPMENT. THIS EASEMENT SHOULD FOLLOW THE MOST DIRECT PATH AVAILABLE WITHOUT MODIFYING THE CURRENT BUILDING LAYOUT.



Revision Date  
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Drawing name: K:\NSH\_LDEVA\013205003 - 200 Mallory Station Rd 4-CADD\Development Plan\Sheets\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Aug 01, 2019 4:47pm by: david.haupt



**IMPACT STATEMENT**

**WATER**  
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA AN EXISTING 8" WATER LINE THAT RUNS ALONG THE WESTERN EDGE OF SUNRISE CIRCLE. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.

**SANITARY SEWER**  
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 99 SFUE.

**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 COLLECTION VIA INDIVIDUAL DUMPSTERS RESIDENTS WILL WHEEL OUT TO THE CURB FOR PICKUP.

**DRAINAGE FACILITIES**  
APPROXIMATELY 3.73 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

- 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 =	6.22 ACRES
SITE IMPERVIOUS AREA =	+/- 3.73 ACRES

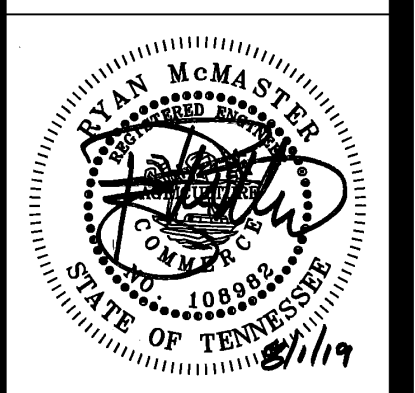
**SITE LEGEND**

	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER MAIN
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT



KimleyHorn

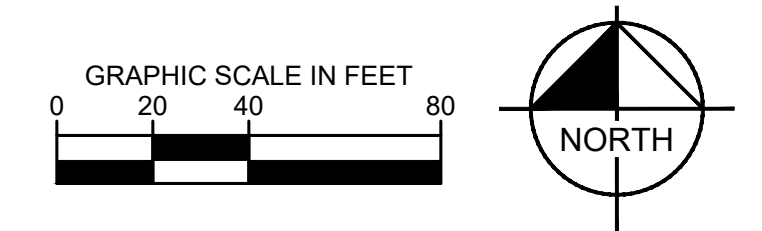
**MALLORY STATION DEVELOPMENT PLAN**  
200 MALLORY STATION ROAD  
Franklin, Williamson County, Tennessee



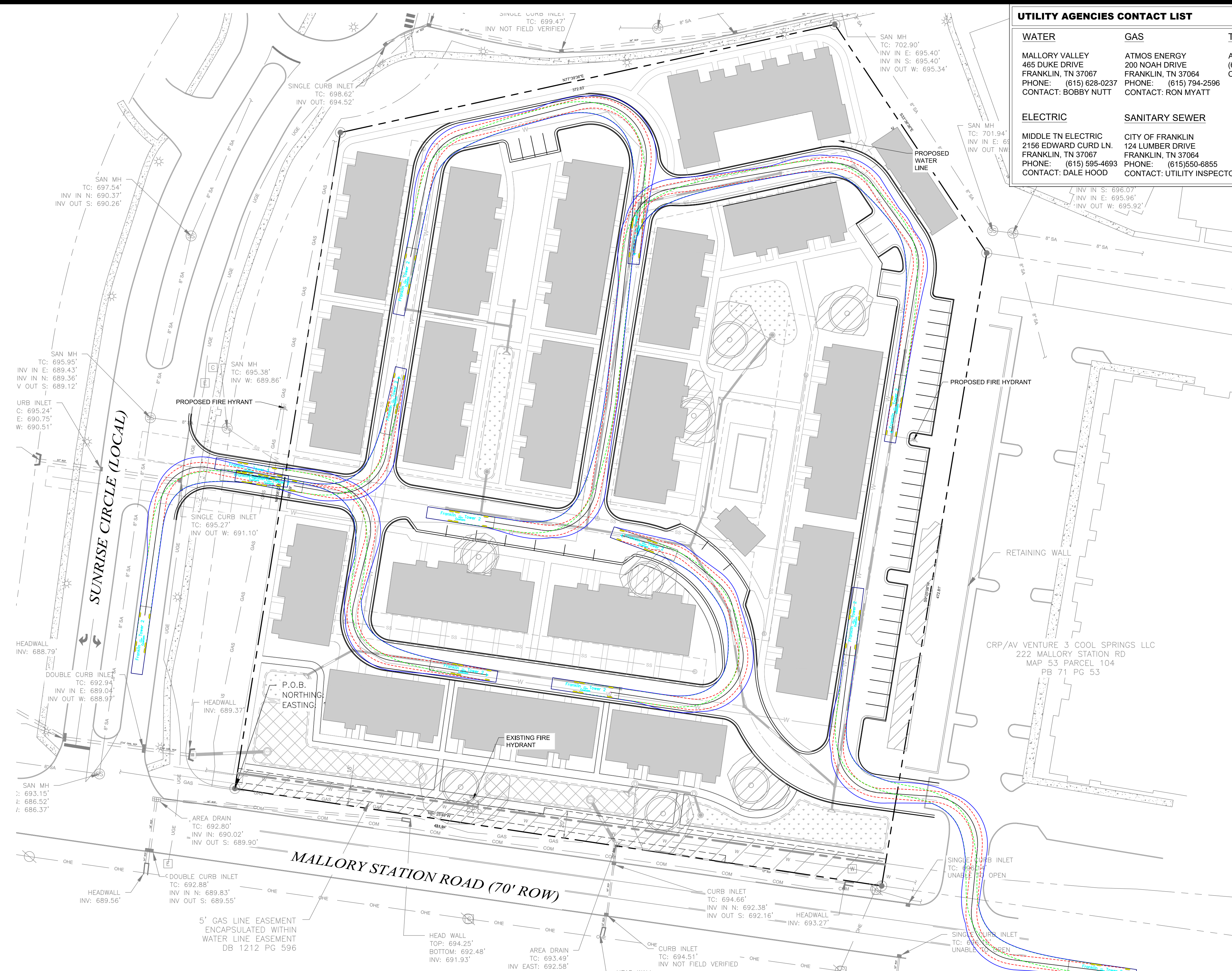
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ENLARGED GRADING & DRAINAGE PLAN  
**C3.1**  
COF#XXXX



Drawing name: K:\NSH\_LDEVA\13205003 - 200 Mallory Station Rd\4-CADD\Development\Plan\PlanSheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.1 FIRE ROW & ACCESS PLAN Aug 01, 2019 4:47pm by: david.houpt



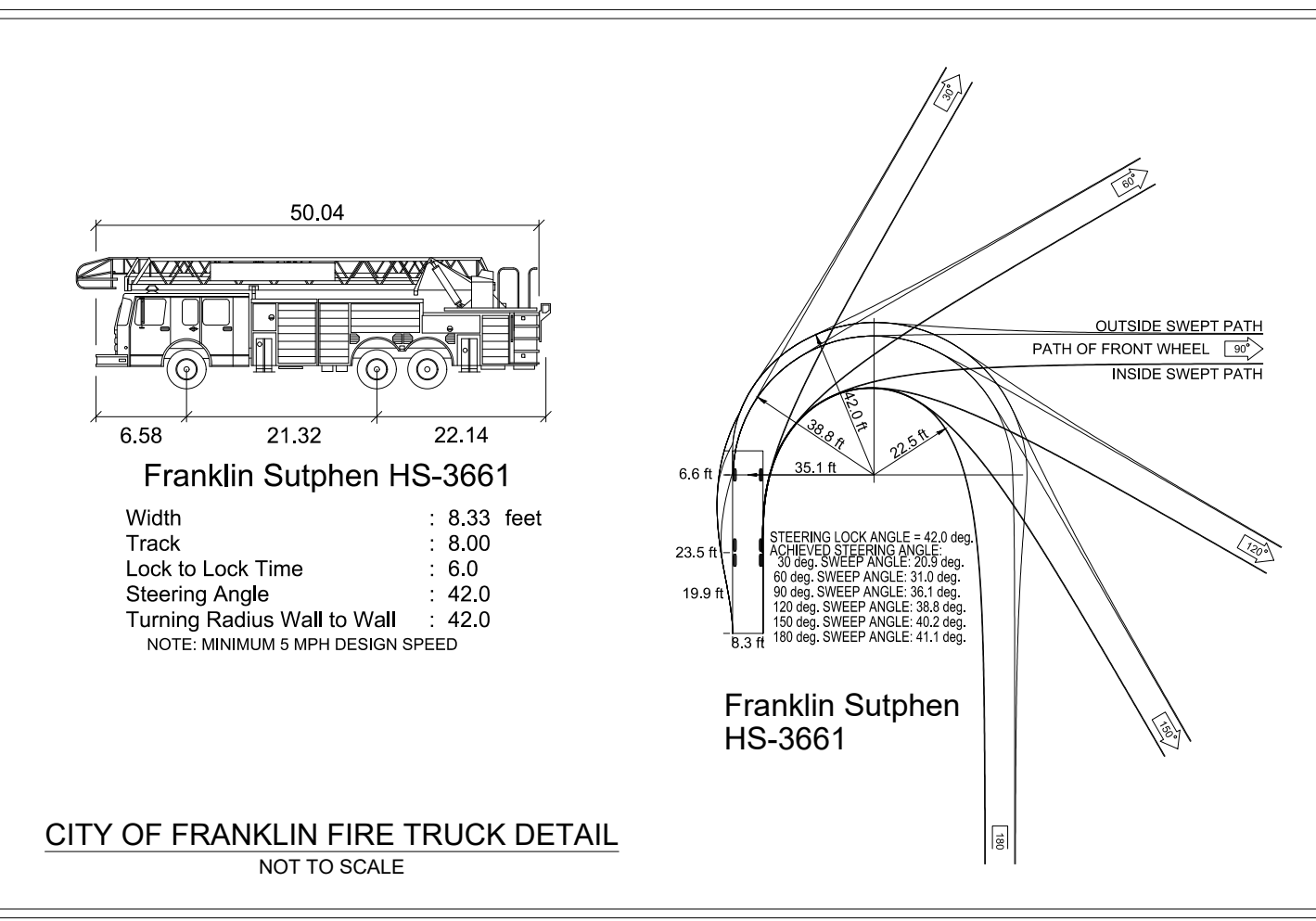
UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 554-2701 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 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

**MALLORY STATION DEVELOPMENT PLAN**  
200 MALLORY STATION ROAD  
Franklin, Williamson County, Tennessee

- ROW & ACCESS GENERAL NOTES**
- 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.
  - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.



**IMPACT STATEMENT**

-ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA DRIVEWAY CONNECTION DIRECTLY FROM SUNRISE CIRCLE TO THE WEST AND INDIRECTLY FROM MALLORY STATION ROAD THROUGH A DRIVEWAY CONNECTION TO THE AVENIDA DEVELOPMENT AT THE SOUTHEAST CORNER OF THE SITE.  
-PROPOSED DEVELOPMENT IS EXPECTED TO PRODUCE 31 TRIPS IN THE AM PEAK HOUR AND 39 TRIPS IN THE PM PEAK HOUR.  
-NO OFFSITE IMPROVEMENTS FOR TRAFFIC IMPACTS ARE EXPECTED WITH THIS DEVELOPMENT.

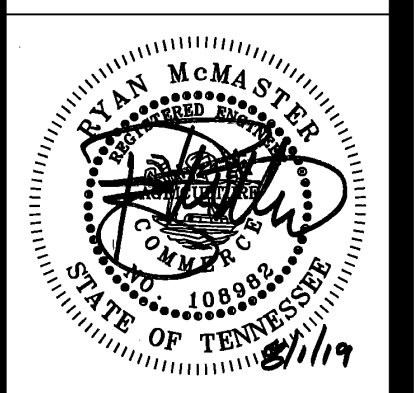
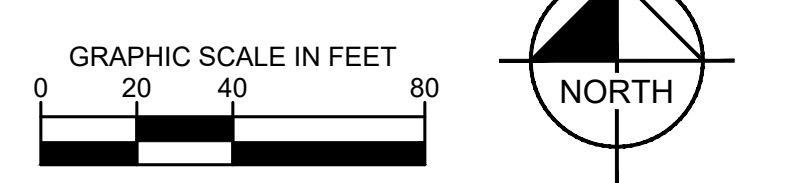
**FIRE FLOW TEST**

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.

**SITE LEGEND**

	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT



**Revision Date**

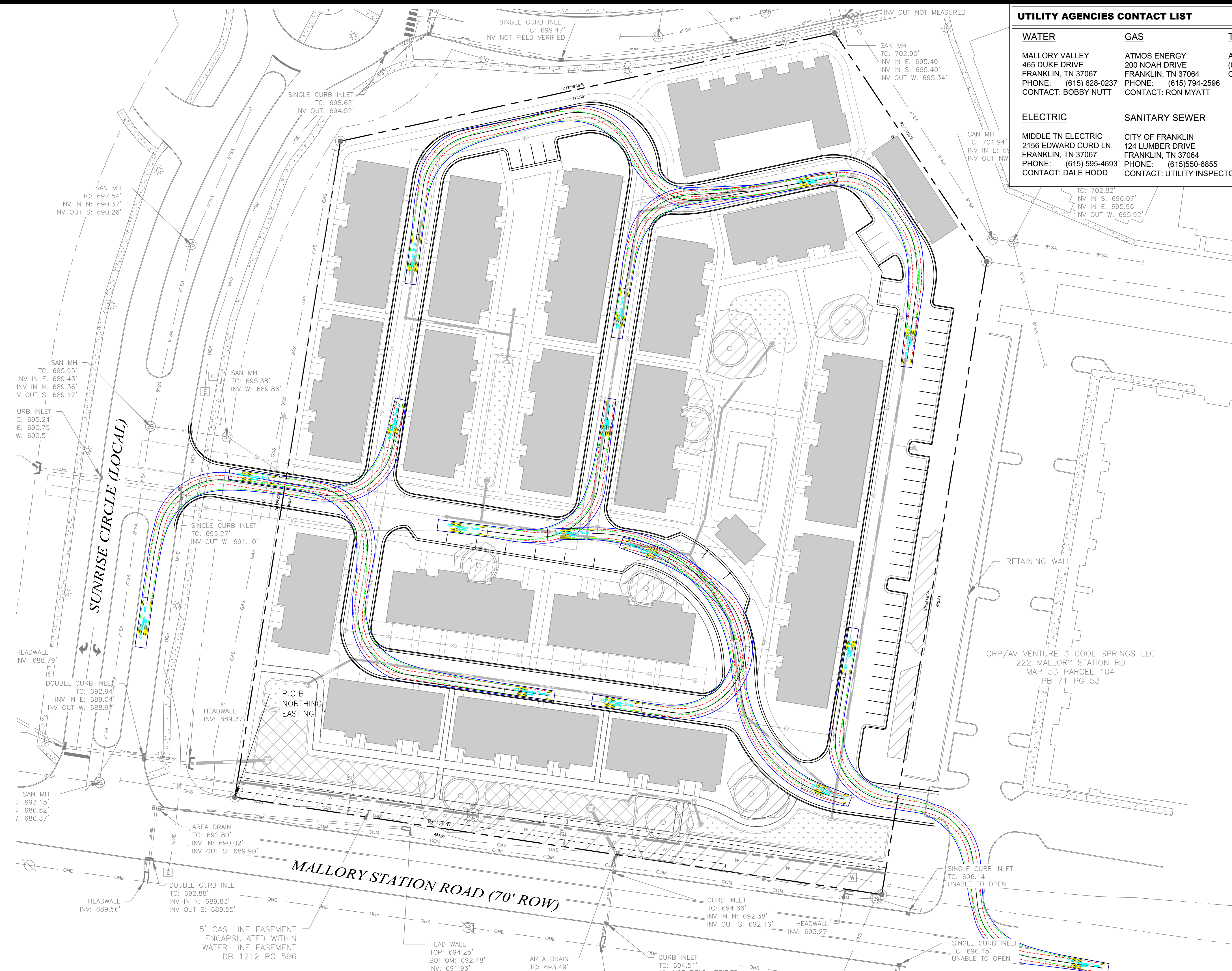
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FIRE ROW & ACCESS PLAN

**C4.1**

CONF#XXXX

Drawing name: K:\NSH\_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development\Plan\PlanSheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.2 REFUSE ROW & ACCESS PLAN Aug 01, 2019 4:47pm by: david.hauptert



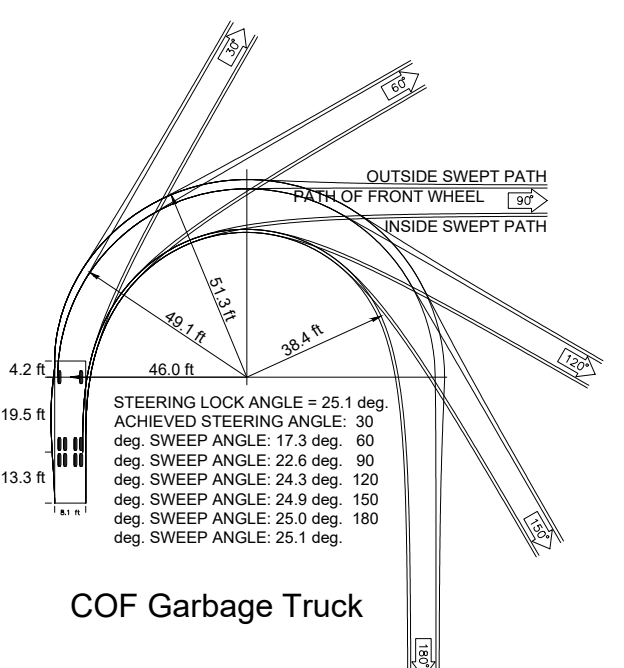
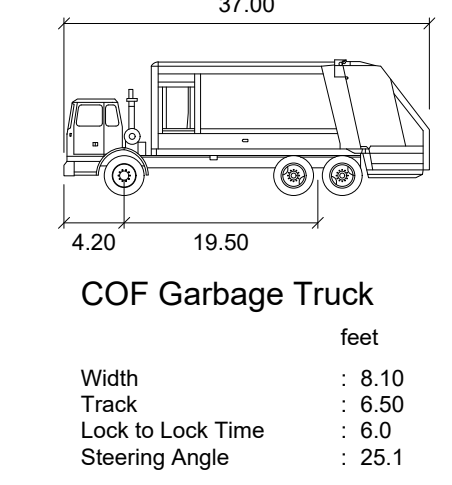
UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
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**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE

**KimleyHorn**

**MALLORY STATION DEVELOPMENT PLAN**  
200 MALLORY STATION ROAD  
Franklin, Williamson County, Tennessee

- ROW & ACCESS GENERAL NOTES**
- 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.
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NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.  
**CITY OF FRANKLIN GARBAGE TRUCK DETAIL**  
NOT TO SCALE

**IMPACT STATEMENT**

-ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA DRIVEWAY CONNECTION DIRECTLY FROM SUNRISE CIRCLE TO THE WEST AND INDIRECTLY FROM MALLORY STATION ROAD THROUGH A DRIVEWAY CONNECTION TO THE AVENIDA DEVELOPMENT AT THE SOUTHEAST CORNER OF THE SITE.  
-PROPOSED DEVELOPMENT IS EXPECTED TO PRODUCE 31 TRIPS IN THE AM PEAK HOUR AND 39 TRIPS IN THE PM PEAK HOUR.  
-IMPACT STATEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS. FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

**FIRE FLOW TEST**

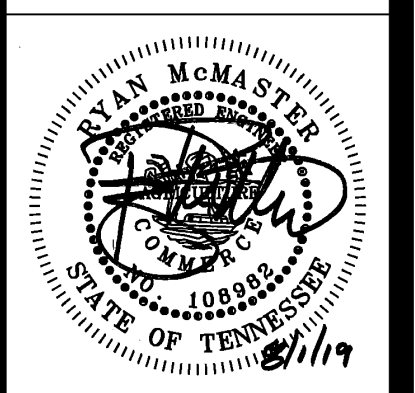
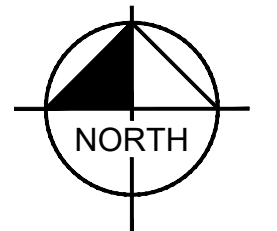
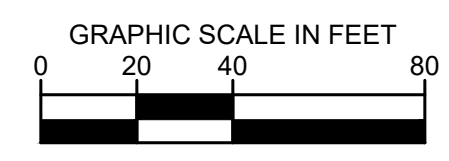
FLOW TEST DATE: 08/23/2018, 2:30 PM  
STATIC PRESSURE: 124 psi  
RESIDUAL PRESSURE: 110 psi  
FLOW: 1.194 GPM

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

**SITE LEGEND**

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SP	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
SP	EXISTING STORM PIPE
LOO	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT

**811**  
Know what's below.  
Call before you dig.



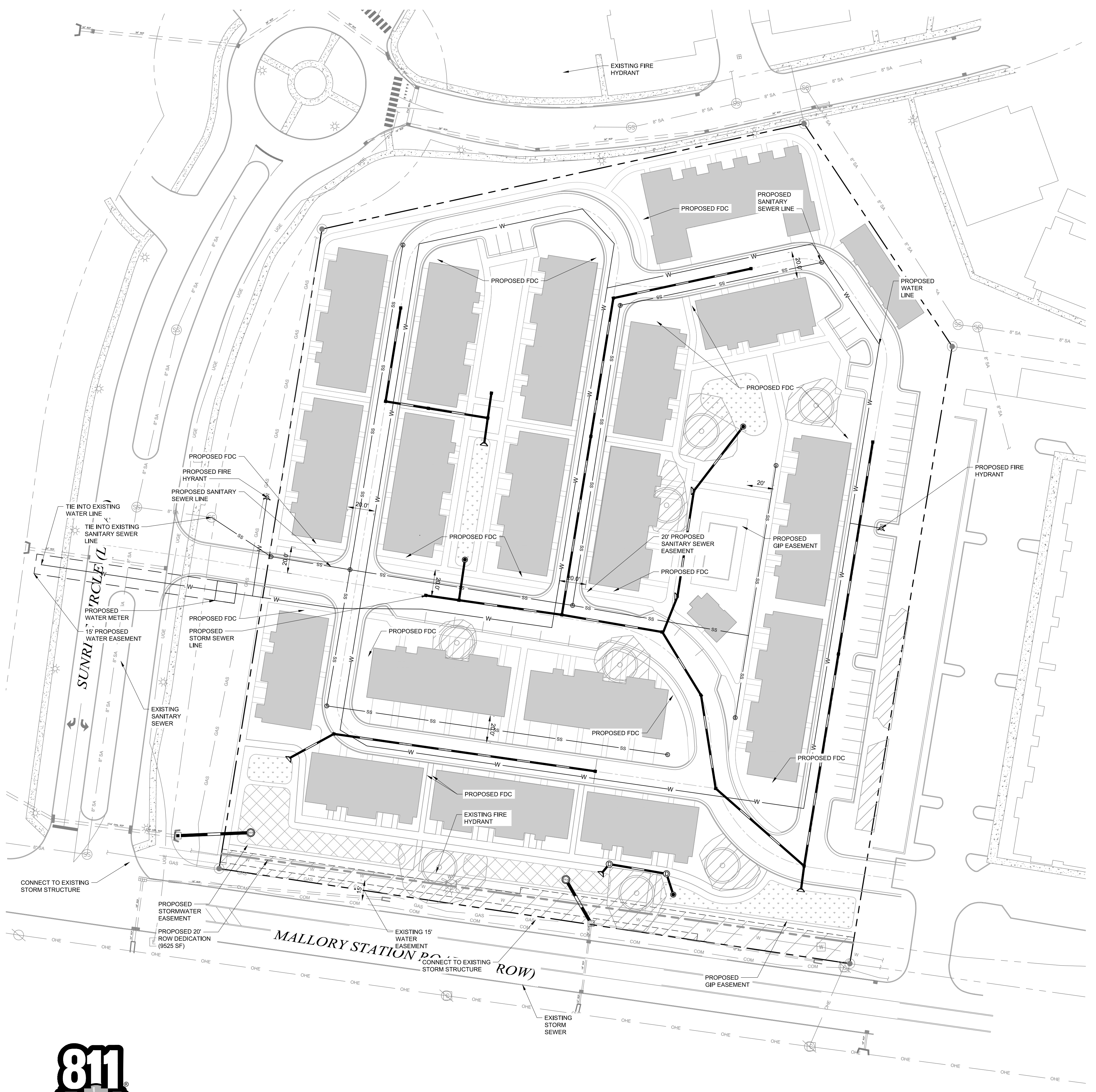
**Revision Date**

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**REFUSE ROW & ACCESS PLAN**

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COF#XXXX

Drawing name: K:\NSH\_LDEV\013205003 - 200 Mallory Station Rd 4-CADD\Development Plan\PlanSheets\C5.1 ENLARGED UTILITY PLAN.dwg Aug 01, 2019 4:47pm by: david.haupt



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.
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- 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.
    - 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.

**IMPACT STATEMENT**

**WATER**  
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA AN EXISTING 8" WATER LINE THAT RUNS ALONG THE WESTERN EDGE OF SUNSET CIRCLE. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.

**SANITARY SEWER**  
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 99 SFUE.

**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 COLLECTION VIA INDIVIDUAL DUMPSTERS. RESIDENTS WILL WHEEL OUT TO THE CURB FOR PICKUP.

**DRAINAGE FACILITIES**  
APPROXIMATELY 3.73 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**

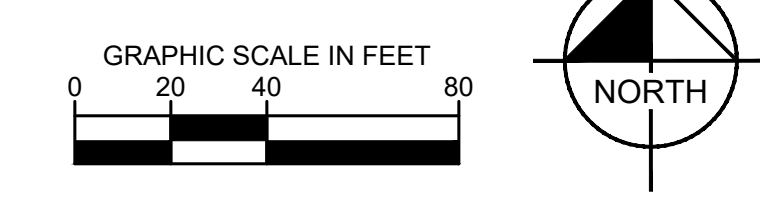
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR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

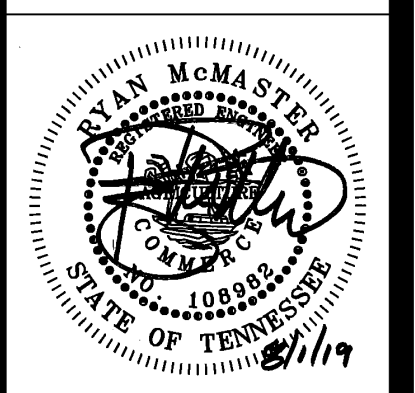
**SITE LEGEND**

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	EXISTING SANITARY SEWER PIPE
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	EXISTING GAS MAIN
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT



KimleyHorn

**MALLORY STATION DEVELOPMENT PLAN**  
 200 MALLORY STATION ROAD  
 Franklin, Williamson County, Tennessee



Revision	Date
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ENLARGED UTILITY PLAN

C5.1

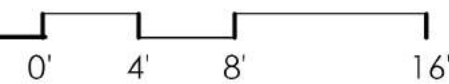
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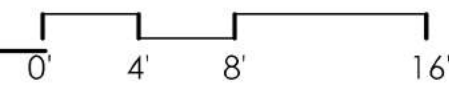
1 CONCEPTUAL FRONT ELEVATION  
1/8" = 1'-0"



3 CONCEPTUAL PERSPECTIVE VIEW



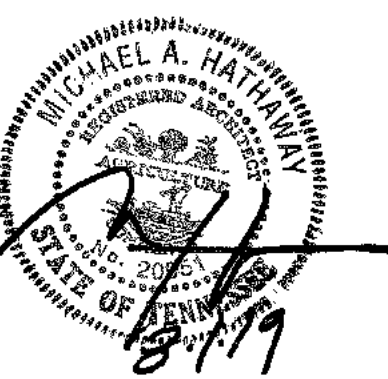
2 CONCEPTUAL REAR ELEVATION  
1/8" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

\* THE FOLLOWING CHARACTER IMAGES ARE PROVIDED TO GIVE A SENSE OF THE PROPOSED GENERAL ARCHITECTURAL DESIGN PROPOSED FOR THIS PROJECT. IT IS NOT INTENDED TO REFLECT FINAL ARCHITECTURE INCLUDING FINAL COLOR SELECTIONS. DURING THE SITE PLAN SUBMITTAL PHASE OF THIS PROJECT, WE WILL PROVIDE FOR REVIEW AND APPROVAL FINAL ARCHITECTURE WITH PROPOSED COLOR SELECTIONS.

8/1/2019 10:30:16 AM



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NO. DESCRIPTION DATE

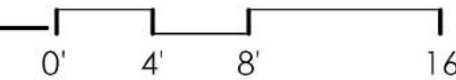
Project Number  
19.1061

4 UNIT TOWNHOME  
ELEVATIONS &  
PERSPECTIVES

A1.0



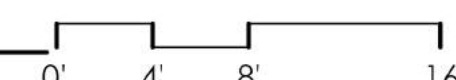
**1** CONCEPTUAL FRONT ELEVATION  
 1/8" = 1'-0"



**3** CONCEPTUAL PERSPECTIVE VIEW

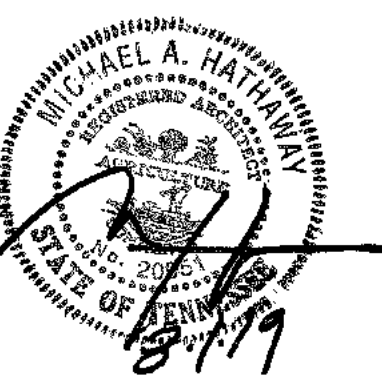


**2** CONCEPTUAL REAR ELEVATION  
 1/8" = 1'-0"



**4** CONCEPTUAL PERSPECTIVE VIEW

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 19.1061

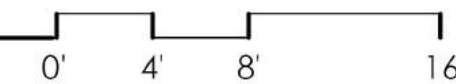
5 UNIT TOWNHOME  
 ELEVATIONS &  
 PERSPECTIVES

**A1.1**



1 CONCEPTUAL FRONT ELEVATION

1/8" = 1'-0"

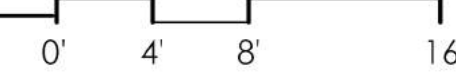


3 CONCEPTUAL PERSPECTIVE VIEW



2 CONCEPTUAL REAR ELEVATION

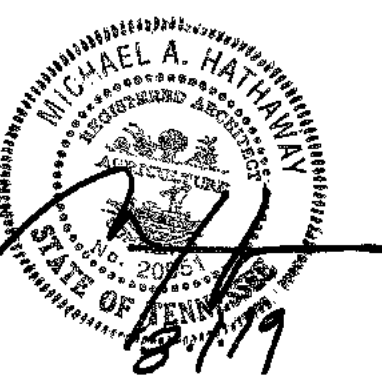
1/8" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:31:36 AM



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NO. DESCRIPTION DATE

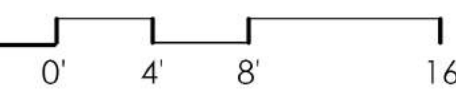
Project Number  
 19.1061

6 UNIT TOWNHOME  
 ELEVATIONS &  
 PERSPECTIVES

A1.2



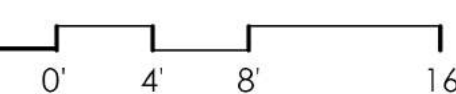
1 CONCEPTUAL FRONT ELEVATION  
1/8" = 1'-0"



3 CONCEPTUAL PERSPECTIVE VIEW



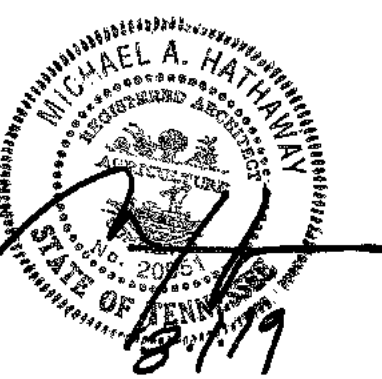
2 CONCEPTUAL REAR ELEVATION  
1/8" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:32:08 AM



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NO. DESCRIPTION DATE

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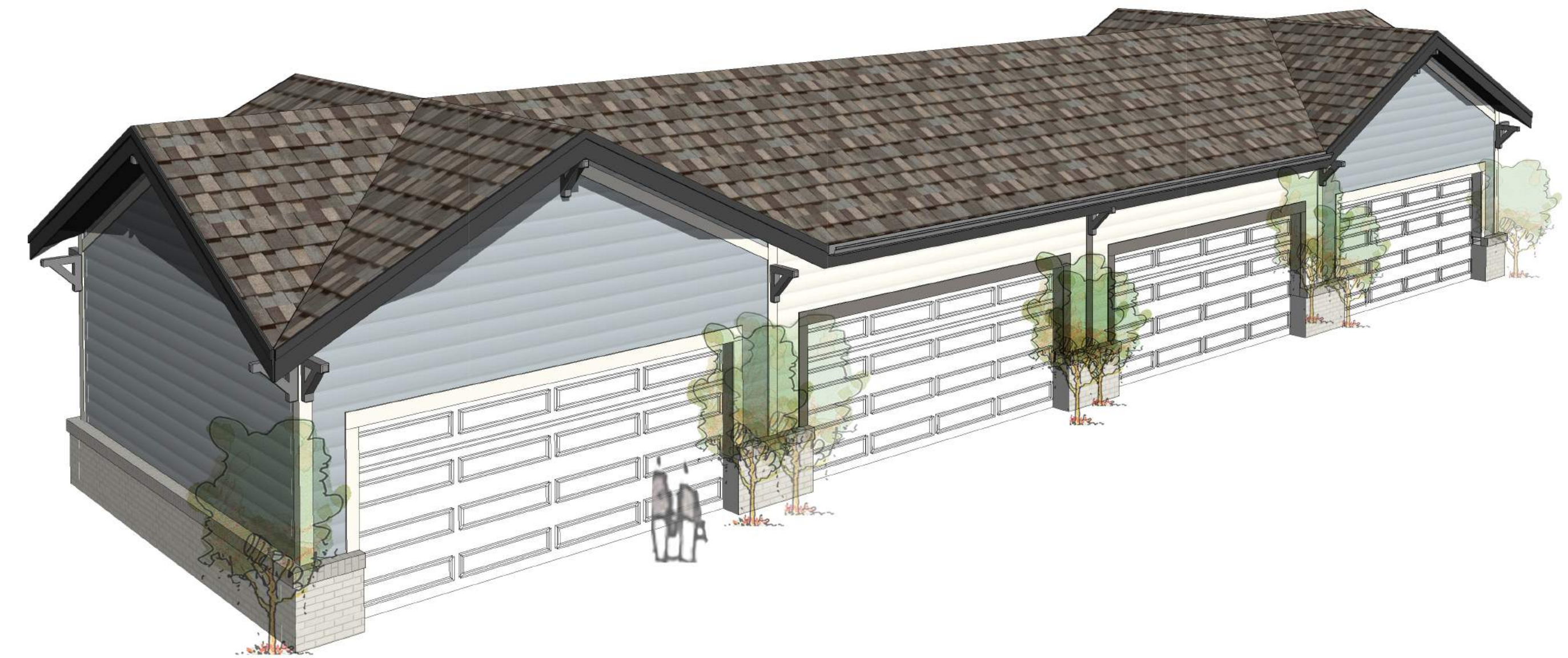
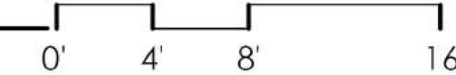
6 UNIT 2-STORY  
TOWNHOME  
ELEVATIONS &  
PERSPECTIVES

A1.3



1 CONCEPTUAL FRONT ELEVATION

1/8" = 1'-0"

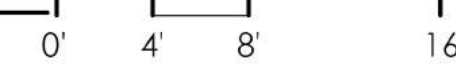


3 CONCEPTUAL PERSPECTIVE VIEW



2 CONCEPTUAL REAR ELEVATION

1/8" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:32:22 AM



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NO. DESCRIPTION DATE

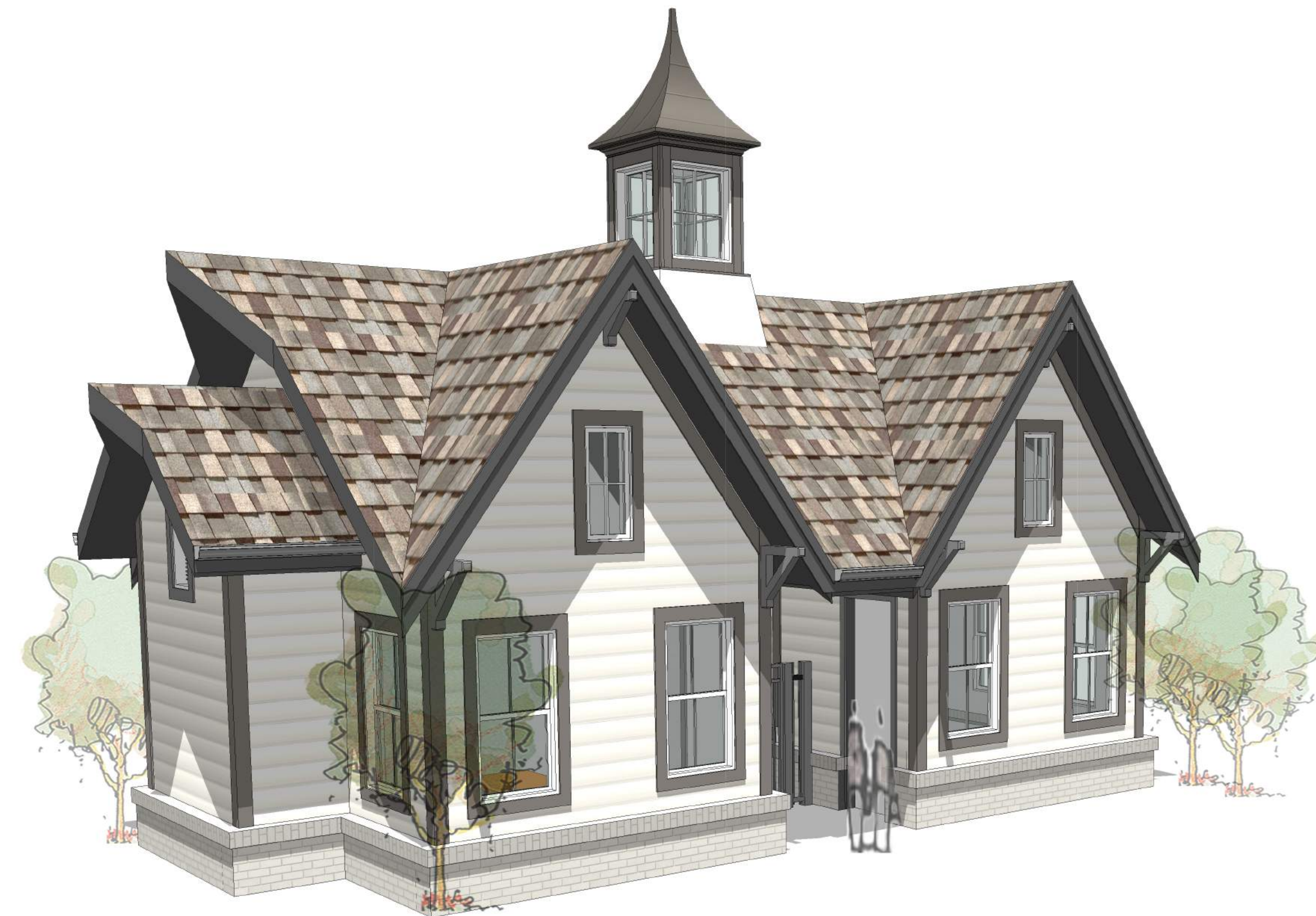
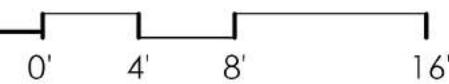
Project Number

19.1061

GARAGE ELEVATIONS & PERSPECTIVES



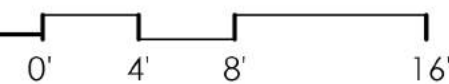
1 CONCEPTUAL FRONT ELEVATION  
1/8" = 1'-0"



3 CONCEPTUAL PERSPECTIVE VIEW

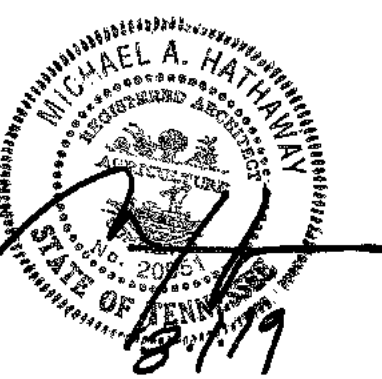


2 CONCEPTUAL REAR ELEVATION  
1/8" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

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NO. DESCRIPTION DATE

Project Number  
19.1061

AMENITY CENTER  
ELEVATIONS &  
PERSPECTIVES

A1.5



SUNRISE CIRCLE - LOCAL STREET - ROW VARIES

SUNRISE CIRCLE - LOCAL STREET - ROW VARIES

INFORMAL OPEN SPACE  
LOT 104  
28,409 SF

INFORMAL OPEN SPACE  
LOT 104  
28,409 SF

INFORMAL OPEN SPACE  
LOT 100  
17,878 SF

INFORMAL OPEN SPACE  
LOT 102  
20,741 SF

FORMAL OPEN SPACE  
LOT 101  
14,533 SF

INFORMAL OPEN SPACE LOT  
105  
11,909 SF

INFORMAL OPEN SPACE  
LOT 104  
28,409 SF

INFORMAL OPEN SPACE  
LOT 104  
28,409 SF

INFORMAL OPEN SPACE  
LOT 103  
34,046 SF

INFORMAL OPEN SPACE  
LOT 103  
34,046 SF

AVENIDA

MALLORY STATION ROAD - MAJOR COLLECTOR - ROW VARIES



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:  
WILLIAMSON COUNTY GIS

KEY

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

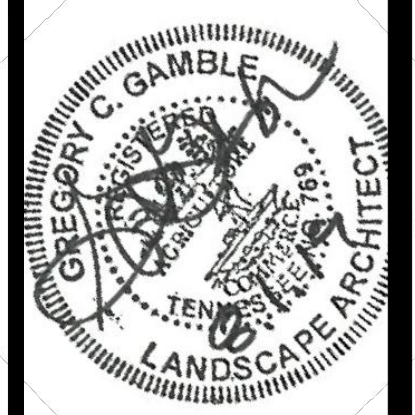
OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%  
15% \* 6.22 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = .93 AC / 40,658 SF  
NOTE: 34% OF OPEN SPACE IS FORMAL = 0.32 AC / 13,939 SF  
66% OF OPEN SPACE IS INFORMAL = .61 AC / 26,572 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
T00	INFORMAL	ACTIVE RECREATIONAL AREA	17,878
T01	FORMAL	ACTIVE RECREATIONAL AREA	14,533
T02	INFORMAL	WATER QUALITY	20,741
T03	INFORMAL	BUFFER / WATER QUALITY	34,046
T04	INFORMAL	BUFFER	28,409
T05	INFORMAL	ACTIVE RECREATIONAL AREA	11,909

\*NOTE:  
THE MALLORY STATION DEVELOPMENT PLAN IS A HORIZONTAL PROPERTY REGIME. ALL DRIVES ARE TO BE ACCESS EASEMENTS. AFTER THE APPROVAL OF A SITE PLAN, A FINAL PLAT SHALL BE RECORDED TO REFLECT THOSE EASEMENTS. THERE SHALL BE A CONTINUOUS ACCESS EASEMENT CONTINUING FROM THE EASEMENT AT SUNRISE CIRCLE TO THE EASEMENT AT THE AVENIDA DEVELOPMENT. THIS EASEMENT SHOULD FOLLOW THE MOST DIRECT PATH AVAILABLE WITHOUT MODIFYING THE CURRENT BUILDING LAYOUT.

\*NOTE:  
FORMAL OPEN SPACE LOT 101 WILL CONSIST OF THE AMENITY BUILDING, POOL, BENCHES, AND FORMAL PLANTINGS



Revision Date
