

EXISTING TREE CANOPY

| TOTAL SITE AREA = 6.28 AC / 273,557 SF | | | |
|---|------------|-----------|-----------|
| TREE AREA | EXISTING | REMOVED | RETAINED |
| TREE A | 7,730 SF | 2,087 SF | 5,643 SF |
| TREE B | 23,155 SF | 23,155 SF | 0 SF |
| TREE C | 40,945 SF | 23,355 SF | 16,590 SF |
| TREE D | 31,202 SF | 1,255 SF | 29,947 SF |
| TOTAL SF | 103,032 SF | 51,851 SF | 51,181 SF |
| TOTAL ACRES | 2.37 AC | 1.20 AC | 1.17 AC |
| TREE CANOPY DATA: | | | |
| TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE) | | | |
| REQUIRED CANOPY PRESERVATION: 48% | | | |
| 48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF | | | |
| PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF (49% OF EXISTING CANOPY) | | | |

OPEN SPACE REQUIREMENT CHART

| MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2) | | | |
|---|----------------|-----------------------------------|-----------|
| PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE | | | |
| OPEN SPACE PROVIDED: | | | |
| KEY | CLASSIFICATION | TYPE | AREA (SF) |
| 100 | LOT IN RESERVE | TREE PRESERVATION | 10,440 |
| 101 | INFORMAL | WATER QUALITY & TREE PRESERVATION | 33,543 |

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 726 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:
CHARACTER AREA OVERLAY: MECO-4 SINGLE-FAMILY RESIDENTIAL
ENVISION FRANKLIN:

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES.
LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY
THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.



DESIGN CONCEPT
THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

| | |
|--|--|
| PROJECT NAME: | JORDAN ROAD PUD SUBDIVISION |
| PROJECT NUMBER: | 6495 |
| SUBDIVISION: | N/A |
| LOT NUMBER: | N/A |
| ADDRESS: | 822 JORDAN ROAD |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9TH CIVIL DISTRICT |
| EXISTING ZONING: | R-2 |
| PROPOSED ZONING: | R-2 |
| CHARACTER AREA OVERLAY: | MECO-4 |
| OTHER APPLICABLE OVERLAYS: | N/A |
| APPLICABLE DEVELOPMENT STANDARD: | CONVENTIONAL |
| ACREAGE OF SITE: | 6.28 AC TOTAL |
| MINIMUM REQUIRED SETBACK LINES: | FRONT: 20' SIDE: 5' REAR: 20' |
| OWNER: | STEVEN COLIER |
| ADDRESS: | 822 JORDAN ROAD FRANKLIN, TN 37064 |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 |
| CONTACT: | GREG GAMBLE |
| PHONE: | 615.975.5765 |
| EMAIL ADDRESS: | greggamb@209@gmail.com |
| BUILDING SQUARE FOOTAGE: | N/A |
| BUILDING HEIGHT: | 2 STORIES |
| LANDSCAPE SURFACE RATIO: | 0.4 PROVIDED |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.4 REQUIRED |
| MINIMUM PARKING REQUIREMENT: | 2 SPACES PER HOME |
| MAXIMUM PARKING LIMIT: | N/A |
| PARKING PROVIDED: | N/A |
| RESIDENTIAL DENSITY: | 1.59 DUA |
| TREE CANOPY: | 2.37 AC (38% OF TOTAL SITE) |
| PARKLAND (IF APPLICABLE): | FEES IN LIEU (10 x 1,200 SF) = 12,000 SF |
| OPEN SPACE: | OPEN SPACE ACREAGE REQUIRED: |
| | NONE REQUIRED PER ZO 5.5.2 (2) |
| OVERALL DENSITY: | 1.59 DUA |
| NET DENSITY (MINUS ROW): | 1.94 DUA |
| NET DENSITY (MINUS ROW AND OVERLAY): | 1.94 UNITS/AC |
| NUMBER OF RESIDENTIAL UNITS BY USE TYPE: | 10 HOMES |
| NONRESIDENTIAL SQUARE FOOTAGE: | N/A |
| TOTAL ACREAGE BY USE, ENTIRE SITE: | 1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS |

SPECIMEN TREES

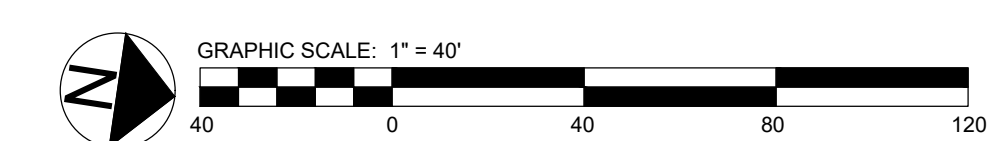
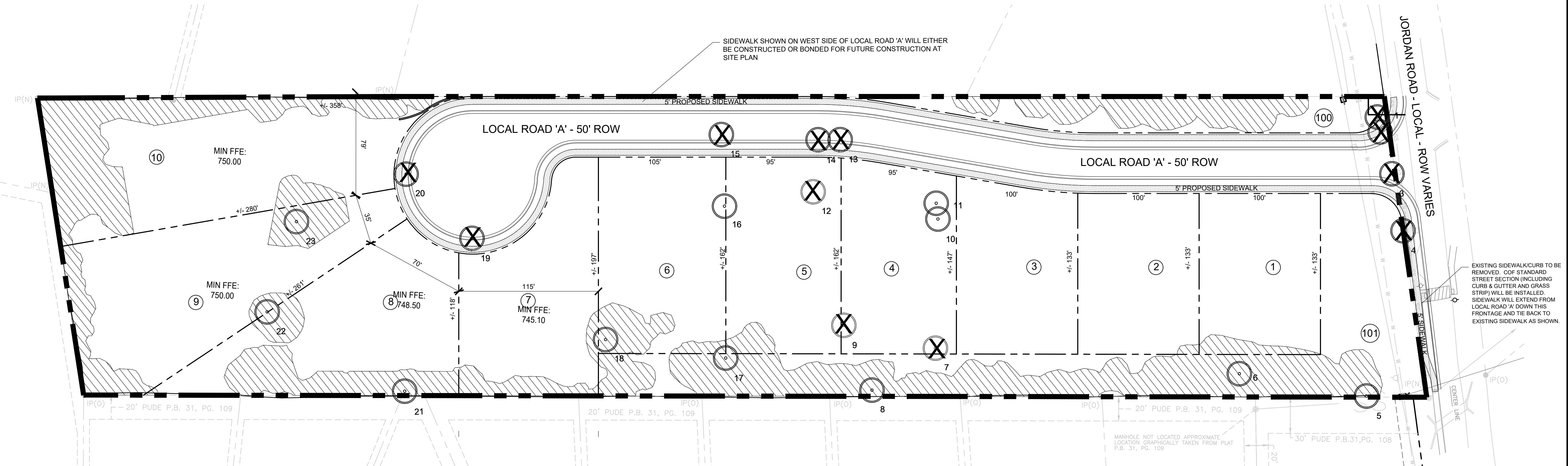
KEY

-  PRESERVED TREE CANOPY
-  SPECIMEN TREE TO BE REMOVED

| NO. | TREE | SIZE | HEALTH | STATUS |
|-----|--------------|------|--------|---------------------------------------|
| 1 | Hackberry | 24" | Fair | Removed, in existing utility easement |
| 2 | Hackberry | 24" | Fair | Removed, in existing utility easement |
| 3 | Hackberry | 25" | Fair | Removed, in existing utility easement |
| 4 | Hackberry | 34" | Fair | Removed, in existing utility easement |
| 5 | Hackberry | 26" | Fair | |
| 6 | Hackberry | 24" | Fair | |
| 7 | Silver Maple | 46" | Fair | Removed, invasive species |
| 8 | Maple | 36" | Fair | |
| 9 | Tree | 48" | Dead | Removed |
| 10 | Oak | 36" | Fair | |
| 11 | Tulip Poplar | 24" | Fair | |
| 12 | Silver Maple | 42" | Poor | Removed, invasive species |
| 13 | Maple | 36" | Fair | Removed |
| 14 | Maple | 48" | Fair | Removed |
| 15 | Hackberry | 42" | Fair | Removed |
| 16 | Hackberry | 48" | Fair | |
| 17 | Hackberry | 30" | Fair | |
| 18 | Hackberry | 60" | Fair | |
| 19 | Hackberry | 36" | Fair | Removed |
| 20 | Hackberry | 24" | Fair | Removed |
| 21 | Walnut | 24" | Fair | |
| 22 | Hackberry | 24" | Fair | |
| 23 | Hackberry | 28" | Fair | |

TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.



JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
 TAX MAP 062, PARCEL 027.00
 FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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615.975.5765

ISSUED: July 10, 2017

Revision Date:

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|----------------|
| August 3, 2017 |
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| |

SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN
COF# 6495