

HARPETH SQUARE PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26

OWNERS

JAYMAR DEVELOPMENT
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: JAY FRANKS
EMAIL: jfranks130@msn.com
PHONE: 615.300.0001

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DANMARK COMPANY
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
CONTACT: WILLIAM DEPRIEST
EMAIL: DEPRIESTCOMPANY@ATT.NET
PHONE: 615.794.2808

RON SHUFF FAMILY PARTNERSHIP
127 2ND AVENUE NORTH
FRANKLIN, TN 37064
CONTACT: RONALD L SHUFF
EMAIL:
PHONE:

TOMLIN FAMILY PROPERTIES G P
JOEL TOMLIN
5866 E ASHLAND DRIVE
FRANKLIN, TN 37215
PHONE: 615.791.6400

DEVELOPER

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CHAL. ENGINEER

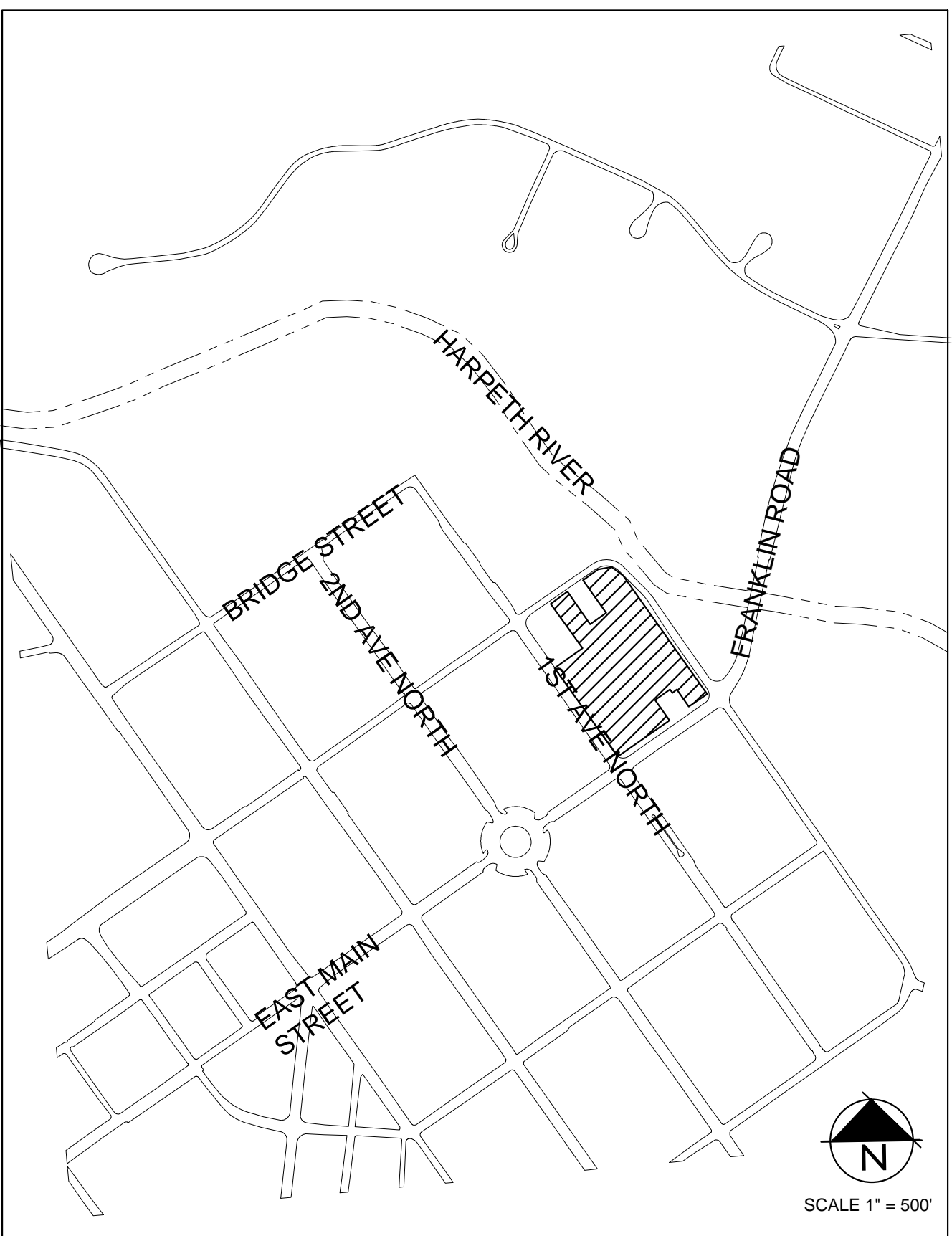
CANNON & CANNON, INC.
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
CONTACT: ERIC GARDNER
EMAIL: egardner@cannon-cannon.com
PHONE: (615) 770-0010

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

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

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 1.1	EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
C 2.3	MODIFICATION OF STANDARDS
C 2.4	TREE CANOPY PRESERVATION
C 3.0	STORMWATER MANAGEMENT
C 4.0	GRADING AND DRAINAGE
C 5.0	UTILITIES PLAN
C 6.0	AUTO TURN
C 7.0	OFF-SITE ROAD IMPROVEMENTS
C 7.1	OFF-SITE PAVEMENT MARKING PLAN
A 1.0	CHARACTER IMAGES
A 2.0	ARCHITECTURAL RENDERINGS
A 3.0	ARCHITECTURAL ELEVATIONS
A 4.0	ARCHITECTURAL ELEVATIONS

MODIFICATION OF STANDARDS

SECTION 3.5.6 CFC01 - CHARACTER AREA REQUIREMENTS

2(b)(iii) - MINIMUM FRONT YARD STANDARDS.

1) A) THERE IS A FRONT BUILD-TO-LINE INSTEAD OF A BUILDING SETBACK. SIDEWALKS OF AT LEAST EIGHT FEET OF UNOBSTRUCTED WIDTH SHALL ABOUT THE STREET, AND BUILDINGS SHALL BE BUILT TO THE BACK EDGE OF THE SIDEWALK. THE FRONT FACADE PLANE SHALL BE SET BACK A MAXIMUM OF ZERO FEET FROM THE BACK OF THE SIDEWALK, OR RIGHT-OF-WAY, WHICHEVER YIELDS A WIDER SIDEWALK. HARPETH SQUARE IS REQUESTING SETBACK THAT ARE RESPECTFUL OF THE EXISTING NEIGHBORING BUILDINGS, AND TO ALIGN WITH THEM TO FORM THE BUILDING SETBACK LINE.

2) B) THE ENTIRE FRONT PROPERTY LINE OF THE LOT SHALL BE OCCUPIED BY THE PRIMARY BUILDING WALL. HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING COMPLYING WITH THIS ITEM. HARPETH SQUARE IS REQUESTING THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN AS APPROVED BY BOMA.

3) C) ON CORNER LOTS, THE PRIMARY BUILDING WALL SHALL OCCUPY A MINIMUM OF 80 PERCENT OF THE SIDE STREET FACING THE PROPERTY LINE. HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING WITH THIS ITEM. HARPETH SQUARE REQUESTS THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN AS APPROVED BY BOMA.

4) D) SECTION C b. (x) BUILDING FACADE DESIGN.

THE DESIGN OF BUILDING FACADES FACING MAIN STREET SHALL REINFORCE THE HISTORIC PATTERN OF BUILDING FRONT WIDTHS OR SPACING OF FACADE BAYS TYPICALLY FOUND ALONG THE STREET. AT A MINIMUM, COMMERCIAL, RETAIL, AND OFFICE BUILDINGS SHALL DIFFERENTIATE THEIR MAIN STREET FACADES EVERY 25 FEET OF LINEAR FRONTAGE TO PRESERVE THE HISTORIC "RHYTHM" OF BUILDING FRONTAGE ALONG THE STREET. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS, AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

5) PARKLAND DEDICATION

HARPETH SQUARE HAS A PARKLAND DEDICATION REQUIREMENT OF 111,600 SQUARE FEET BASED UPON 161 DWELLING UNITS. HARPETH SQUARE REQUESTS THAT THE PARKLAND DEDICATION REQUIREMENT BE SATISFIED WITH THE DONATION OF PROPERTY LOCATED 1416 COLUMBIA PIKE, 16,900 SQUARE FEET BASED UPON A VALUE OF CURRENT APPRAISAL UP TO THE AMOUNT EQUIVALENT TO THE PARKLAND DEDICATION FEE. ANY SHORT FALL IN THE TOTAL PARKLAND DEDICATION FEE AMOUNT WILL BE PAID AS FEE IN LIEU. THE TOTAL AMOUNT OF THE FEE IN LIEU IS CALCULATED USING THE AVERAGE ASSESSED VALUE FOR QUADRANT 4 WHERE HARPETH SQUARE IS LOCATED. 111,600 SF OR 2.562 ACRES X \$200,000 = \$512,400. SEE SHEET C2.3 FOR LOCATION MAP OF 1416 COLUMBIA PIKE.

6) TREE CANOPY PRESERVATION

HARPETH SQUARE HAS A TREE CANOPY PRESERVATION REQUIREMENT OF 7,870 SF. MANY OF THE TREES ON THE PROPERTY ARE OR WERE PARKING LOT TREES AND HAVE CONSTRAINED ROOT SYSTEMS. MANY OF THESE TREES WILL BE DAMAGED WITH THE REMOVAL OF RETAINING WALLS, ASPHALT, BUILDINGS, AND CONCRETE. HARPETH SQUARE REQUESTS BOMA APPROVAL TO SAVE ONLY THE TREES IDENTIFIED ON THE DEVELOPMENT PLAN. TREES WILL BE PLANTED TO SATISFY THE OPEN SPACE AND STREET TREE REQUIREMENTS.

DESIGN MODIFICATION REQUEST

SECTION 5

7) LANDSCAPE SURFACE RATIO

THE LSR FOR CENTRAL COMMERCIAL (CC) IS 0.10. THE LSR FOR SD-X, THE PROPOSED ZONING, IS 0.20. HARPETH SQUARE REQUESTS THAT THE LSR FOR THE HARPETH SQUARE PUD BE REDUCED TO 0.10. THE CHARACTER OF DOWNTOWN FRANKLIN IS URBAN AND OPEN SPACE AREAS WILL CONTAIN PAVERS AND HARDSCAPE TYPICAL OF AN URBAN AREA. A LSR AT A LOWER PERCENTAGE IS APPROPRIATE FOR HARPETH SQUARE.

8) BUILDING LENGTH.

SECTION 5.3.5.3bii. MAXIMUM FOR RESIDENTIAL IS 200. HARPETH SQUARE IS REQUESTING A MOS FOR A BUILDING LENGTH OF 573 FOOT AT THE LONGEST PORTION.

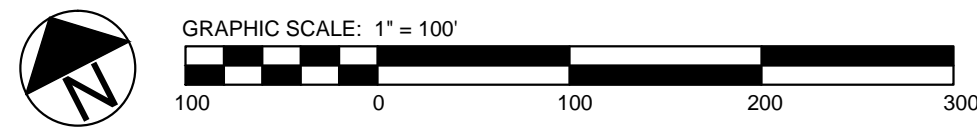
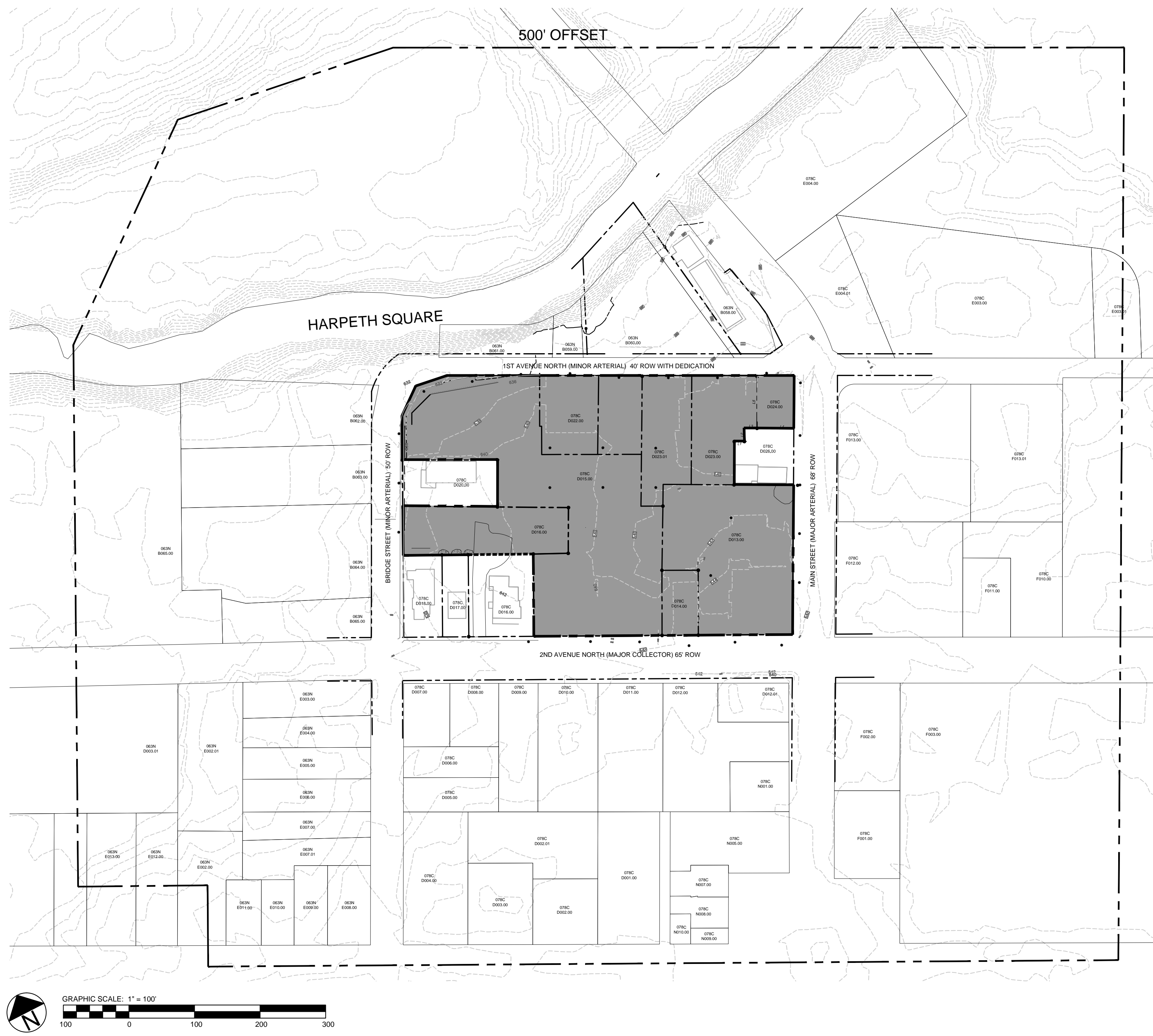
9) ROOF PITCH. SECTION 5.3.5.3ai. ROOF PITCH REQUIRED FOR RESIDENTIAL MULTIFAMILY TO BE BETWEEN 3:12 AND 12:12. HARPETH SQUARE IS REQUESTING FLAT ROOTS FOR THE MAJORITY OF THE STRUCTURE.

10) FACADE VARIATION. 5.3.6.6a. MINIMUM 25 FEET BETWEEN FACADE VARIATIONS. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.

11) COLORS. 5.3.6.8. MAXIMUM OF 3 MAIN COLORS. HARPETH SQUARE IS REQUESTING FIVE MAIN COLORS MAXIMUM.

12) FESTIVAL LIGHTS. SECTION 5.12.9 (13). HARPETH SQUARE IS REQUESTING APPROVAL TO PUT UP FESTIVAL LIGHTS AS ACCENTS FOR COURTYARDS, SPECIFICALLY ON MAIN STREET.

NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014
COF # 4713



LEGAL DESCRIPTION

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

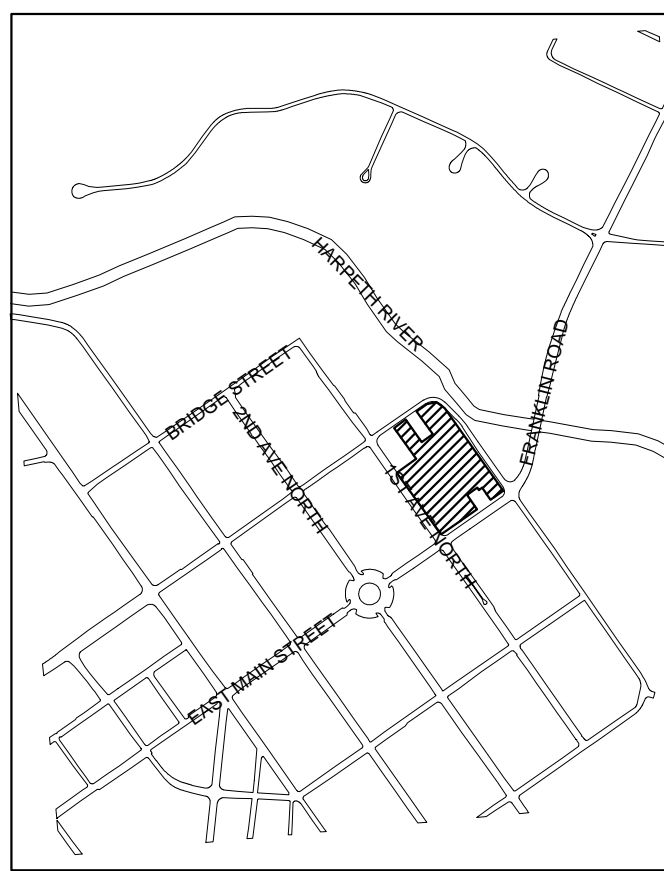
107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00, BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°25'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S89°09'51"W, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.37 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 69.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N40°01'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 14.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE
PROPOSED ZONING: SD-X, 34.17, 33850, 115
PROJECT NUMBER: 4713
SUBDIVISION: ...
LOT NUMBER: 198 E MAIN ST
ADDRESS: 112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: CENTRAL COMMERCIAL (CO)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.42 AC
SQUARE FOOTAGE OF SITE: 192,541 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranks130@gmail.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5280
roderickheller10@gmail.com

DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggamb209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: (SEE DEVELOPMENT DATA CHART, C2.0)
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 61' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: 0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO: 0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE USE BUFFER REQUIRED: NO
MAXIMUM PARKING LIMIT: (SEE DEVELOPMENT DATA CHART, C2.0)
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: (SEE DEVELOPMENT DATA CHART, C2.0)
RESIDENTIAL DENSITY: 34.17 DUA
TREE CANOPY: .01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 0.13 AC
INFORMAL REQUIRED: 0.13 AC (3% OF SITE)
FORMAL REQUIRED: 0 AC

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	either	AGRICULTURE
063N-B05800	94-98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TWYATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TWYATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	OLDE TOWNE FRANKLIN PROP LLC	PO BOX 563	FRANKLIN	TN	37065	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06601	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BRID LN	FRANKLIN	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C02101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	either	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	COLEMAN MERVIN R	105 EVERBRIDGE AVE	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	GANNETT GEORGIA LP	7950 JONES BRANCH DR	MCLEAN	VA	22107	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RETAIL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-E00300	131 1ST AVE S	CHRISTUS GARDENS INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	DOTSON'S RESTAURANT INC	99 E MAIN ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	151 AVE	UGON MATTHEW C	110 WALSHLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MD 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILL TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	NASHVILLE	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F00500	108 CHURCH ST	OZBURN F PERRY	1070 OZBURN HOLLOW RD	ARRINGTON	TN	37014	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150805	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078CBA00100	212-14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078CBA00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078CBA00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

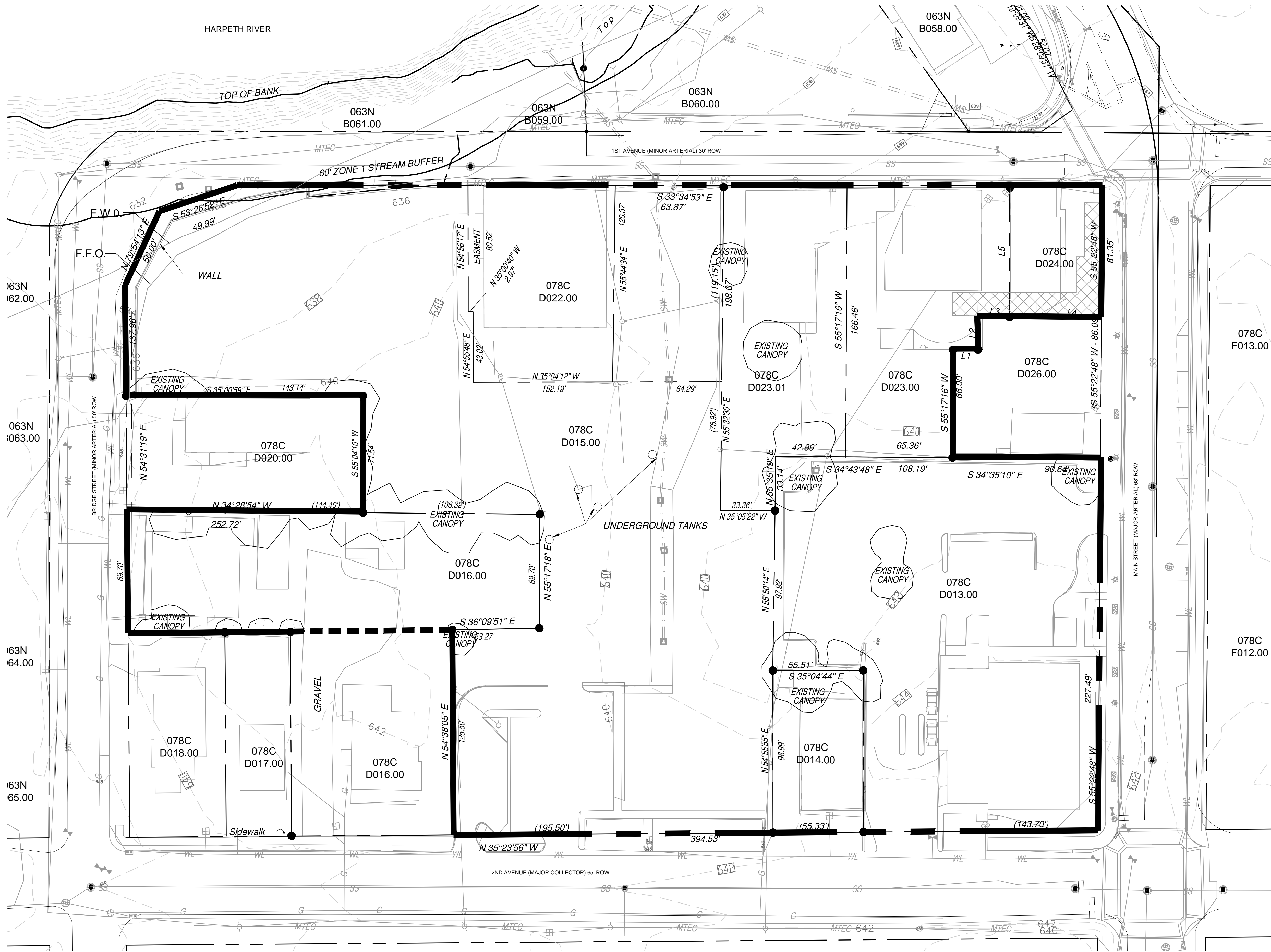


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

BOUNDARY
MAP

COF # 4713

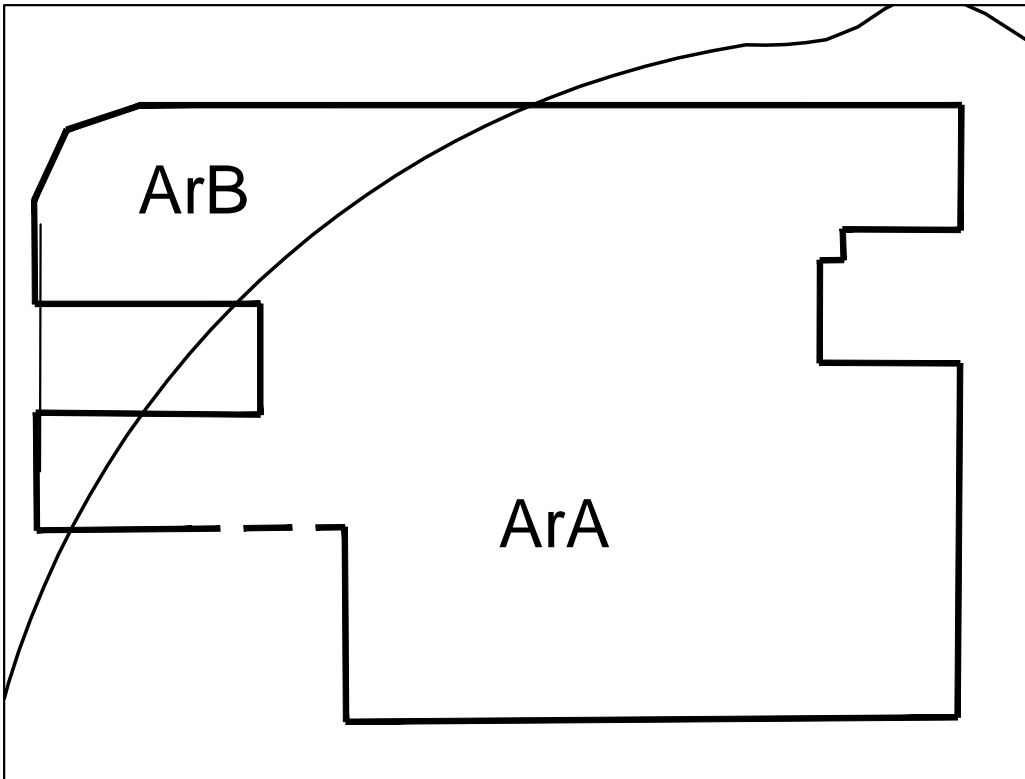
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PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse	AC	SF	BLDG. SF.
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.96	41,759.15	14,068
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE	0.13	5,487.71	3,734
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT	1.97	83,205.35	/
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.42	18,226	/
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL	0.25	10,940.93	4,212
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.34	14,905.85	3,698
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL	0.31	13,876.95	3,656
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.1	4,344.91	2,206
												4.48	192,746.85	

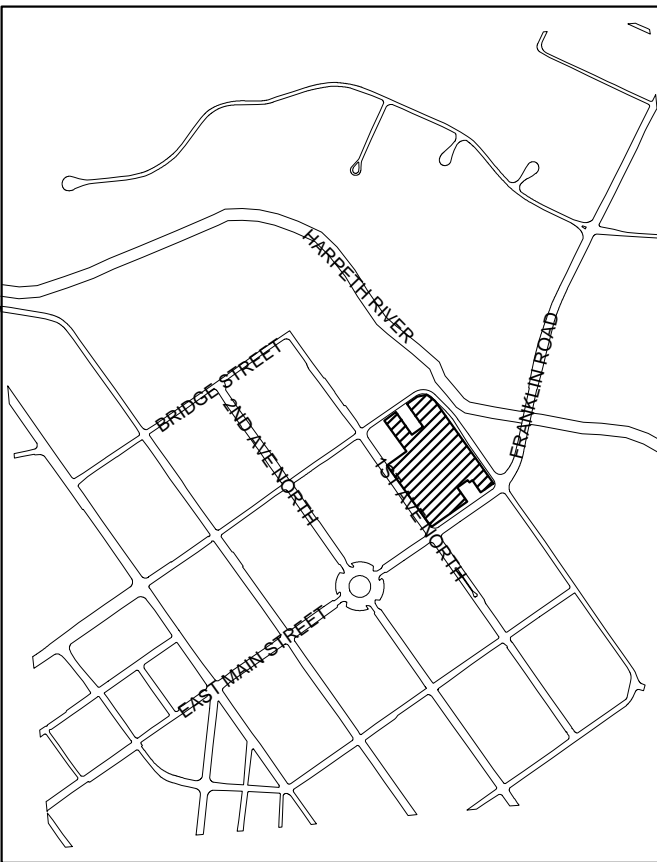
SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUPERVISION:	---
LOT NUMBER:	198 E MAIN ST
ADDRESS:	112 2ND AVENUE N
	122 2ND AVENUE N
	134 2ND AVENUE N
	133 1ST AVENUE N
	107 1ST AVENUE N
	109 1ST AVENUE N
	104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, PWD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 frankj130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
	DANMARK COMPANY WILLIAM DEPREST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2208 deprestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambledesign@gmail.com PHONE: (615) 975-5765
	(SEE DEVELOPMENT DATA CHART, C2.0) 63.2% UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET 0.15 (SEE MOS REQUEST C2.3) 0.20 (SEE MOS REQUEST C2.3) NO (SEE DEVELOPMENT DATA CHART, C2.0) N/A (SEE DEVELOPMENT DATA CHART, L2.0) 34.17 DUA 01 AC PRESERVED (SEE MOS REQUEST C2.3) TREE CANOPY: OPEN SPACE FORMAL, INFORMAL, AND TOTAL: FORMAL REQUIRED: INFORMAL REQUIRED:
BUILDING SQUARE FOOTAGE:	
BUILDING COVERAGE:	
BUILDING HEIGHT:	
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE RATIO:	
INCOMPATIBLE-USE BUFFER REQUIRED:	
MINIMUM PARKING REQUIRED:	
MAXIMUM PARKING LIMIT:	
EXISTING PARKING (IF APPLICABLE):	
PARKING PROVIDED:	
RESIDENTIAL DENSITY:	
TREE CANOPY:	
OPEN SPACE FORMAL, INFORMAL, AND TOTAL:	
FORMAL REQUIRED:	
INFORMAL REQUIRED:	

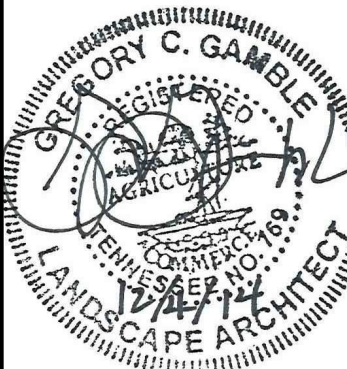
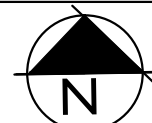


SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES



VICINITY MAP

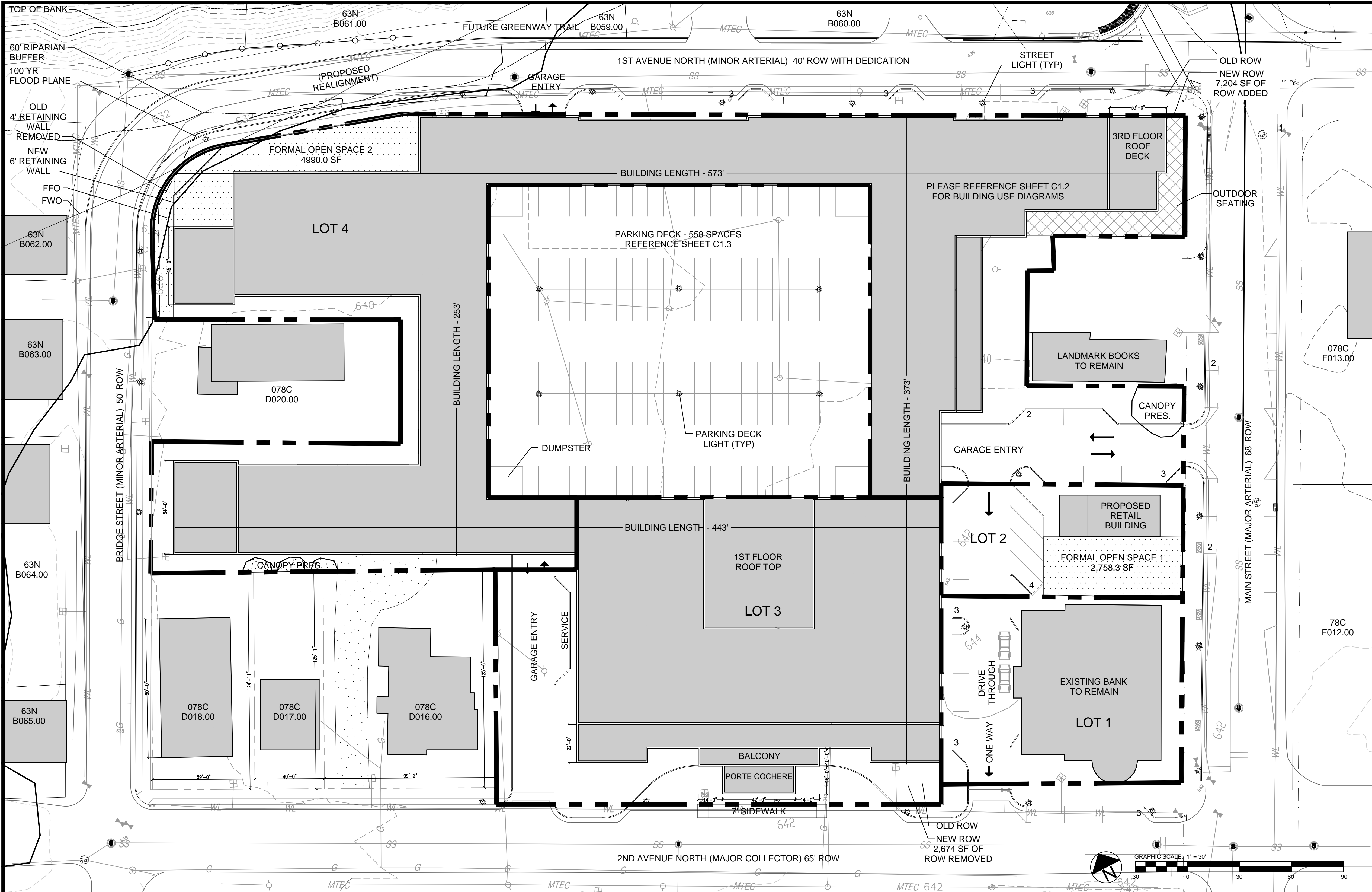


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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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EXISTING
CONDITIONS

COF# 4713

C1.1



SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	148 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 108 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
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BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART, C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	(SEE DEVELOPMENT DATA CHART, C2.0)
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART, C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	0.1 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE FORMAL, INFORMAL, AND TOTAL:	0.13 AC (3% OF SITE)
FORMAL REQUIRED:	0 AC
INFORMAL REQUIRED:	0 AC

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE SHEET C2.3)

WATER

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET.
(SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES

THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINING WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE

FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES

HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF 23 STUDENTS PER MULTIFAMILY UNIT. 147 X 23 = 34 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION

REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS

A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

MINERAL RIGHTS

NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

CONNECTIVITY INDEX

NOT APPLICABLE

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 112 X 600SF = 67,200 SF
TOTAL PARKLAND DEDICATION AREA: 109,200 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5' OUTLET
FLOW: 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	0	115 ROOMS	115
HOTEL	115 ROOMS	107,847 HOTEL	0.75 PER EMPLOYEE 0.17 PER MAX OCCUPANCY FOR ASSEMBLY	25 EMP/LARGEST SHIFT 667 MAX OCCUPANCY	19 114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF 0.75 PER EMPLOYEE 0.67 PER OUTDOOR SEAT	5000 SF 20 SEATS 20 SEATS	38 23 14
RETAIL	16,650 SF	16,650	2.5 PER 1000 SF	16,650 SF	42
APARTMENTS	151 UNITS	189,600	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	75 ONE-BEDROOM 54 TWO-BEDROOM 22 THREE-BEDROOM	75 81 44

TOTAL REQUIRED PARKING : 565

PARKING PROVIDED: GARAGE 558
ON-STREET 16

SURFACE PARKING 15
TOTAL PARKING SPACES 589

TOTAL BICYCLE PARKING SPACES (1:10) 60

OPEN SPACE

OPEN SPACE REQUIRED: 3% OF TOTAL AREA 5,776.3 SF
FORMAL %: 100% 5,776.3 SF
INFORMAL %: 0%

OPEN SPACE PROVIDED:
FORMAL OPEN SPACE AREA 1 2,758.3 SF
FORMAL OPEN SPACE AREA 2 4,990.0 SF
TOTAL 7,748.3 SF

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/OFFICE	14,903 SF
LOT 2	RETAIL	9,038 SF
LOT 3	HOTEL	40,695 SF
LOT 4	GARAGE	120,700 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF
2ND AVE RIGHT OF WAY REDUCTION		2,674 SF

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCA-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINANT FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 3RD AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

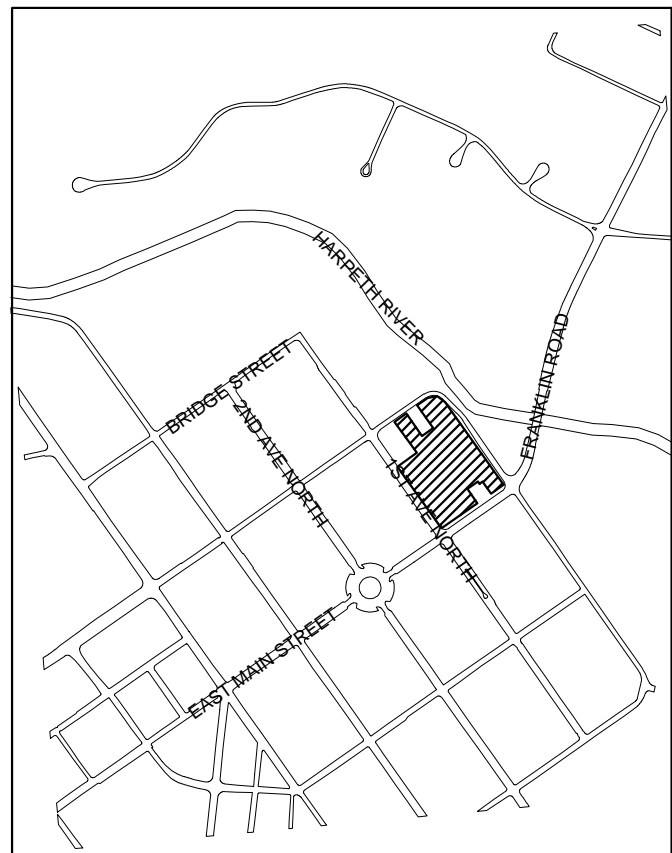
DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE RECESSED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINANT 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06500	54-56 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01300	206 E MAIN ST	34'
078C-D01400	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02000	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'



VICINITY MAP



SCALE 1" = 1000'



GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

DATE: NOV 11, 2014

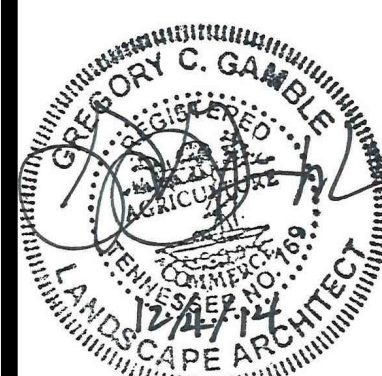


STUDIO

ARCHITECTS

DEVELOPMENT PLAN HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

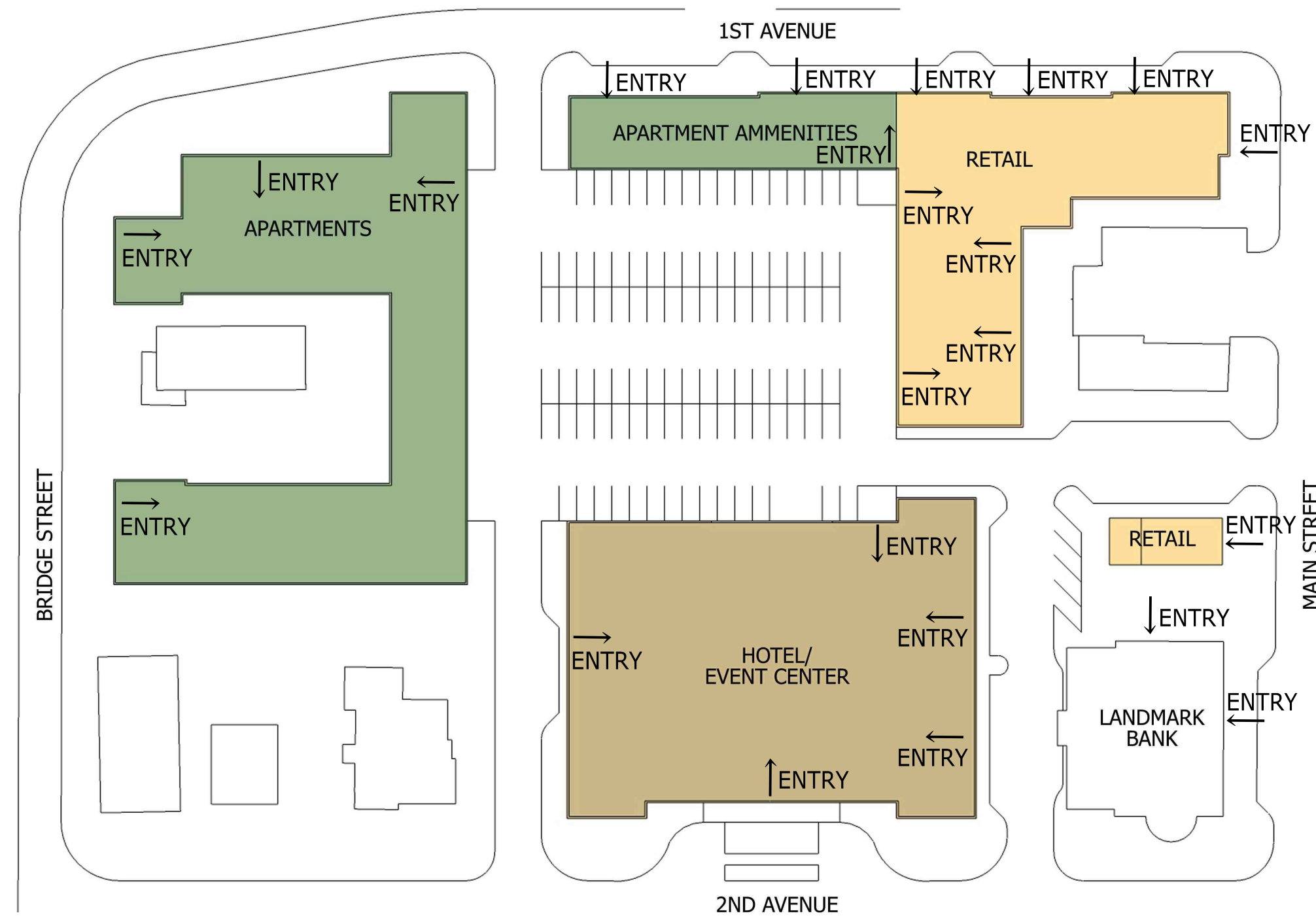


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

DEVELOPMENT PLAN

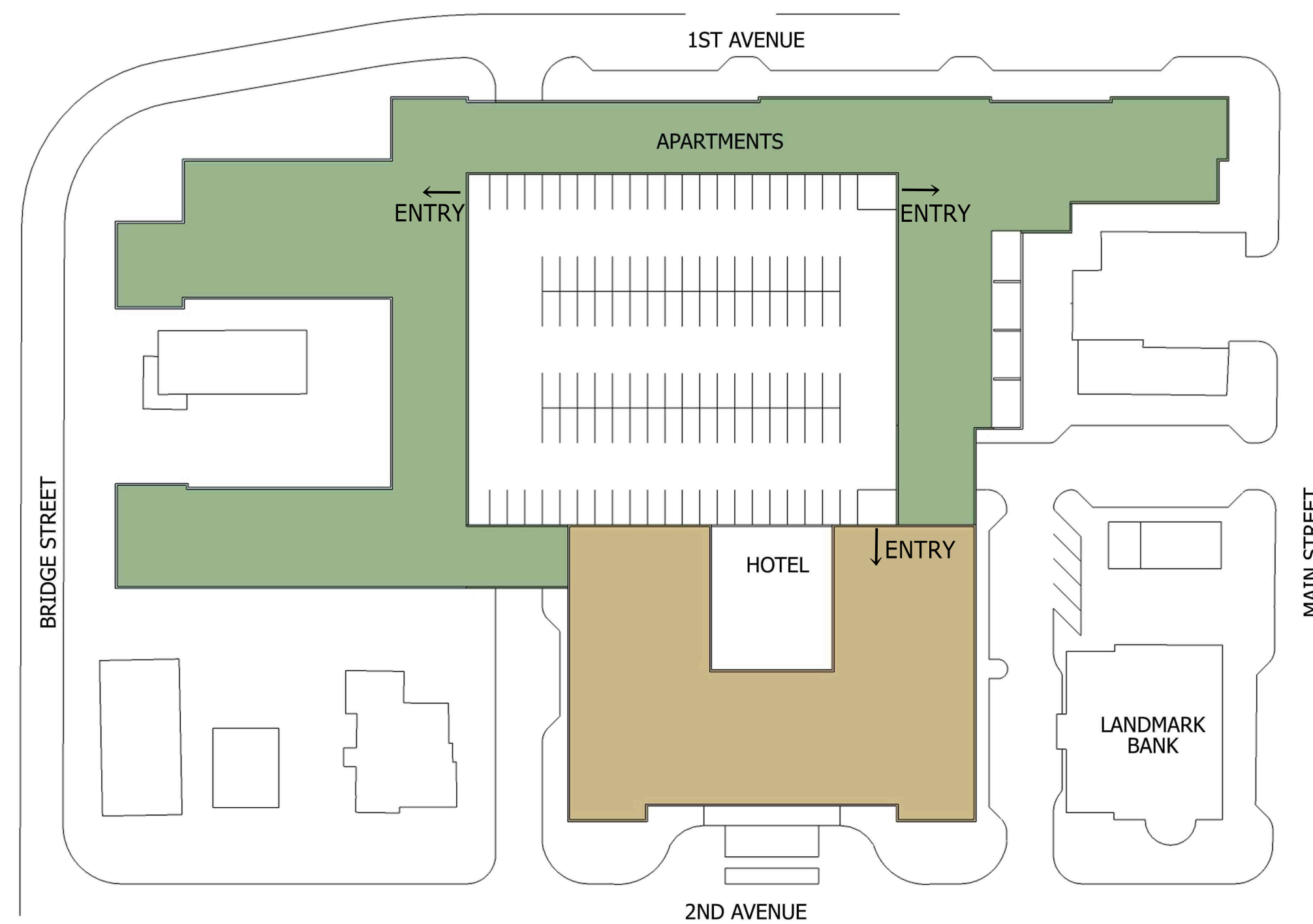
COF# 4713

C2.0

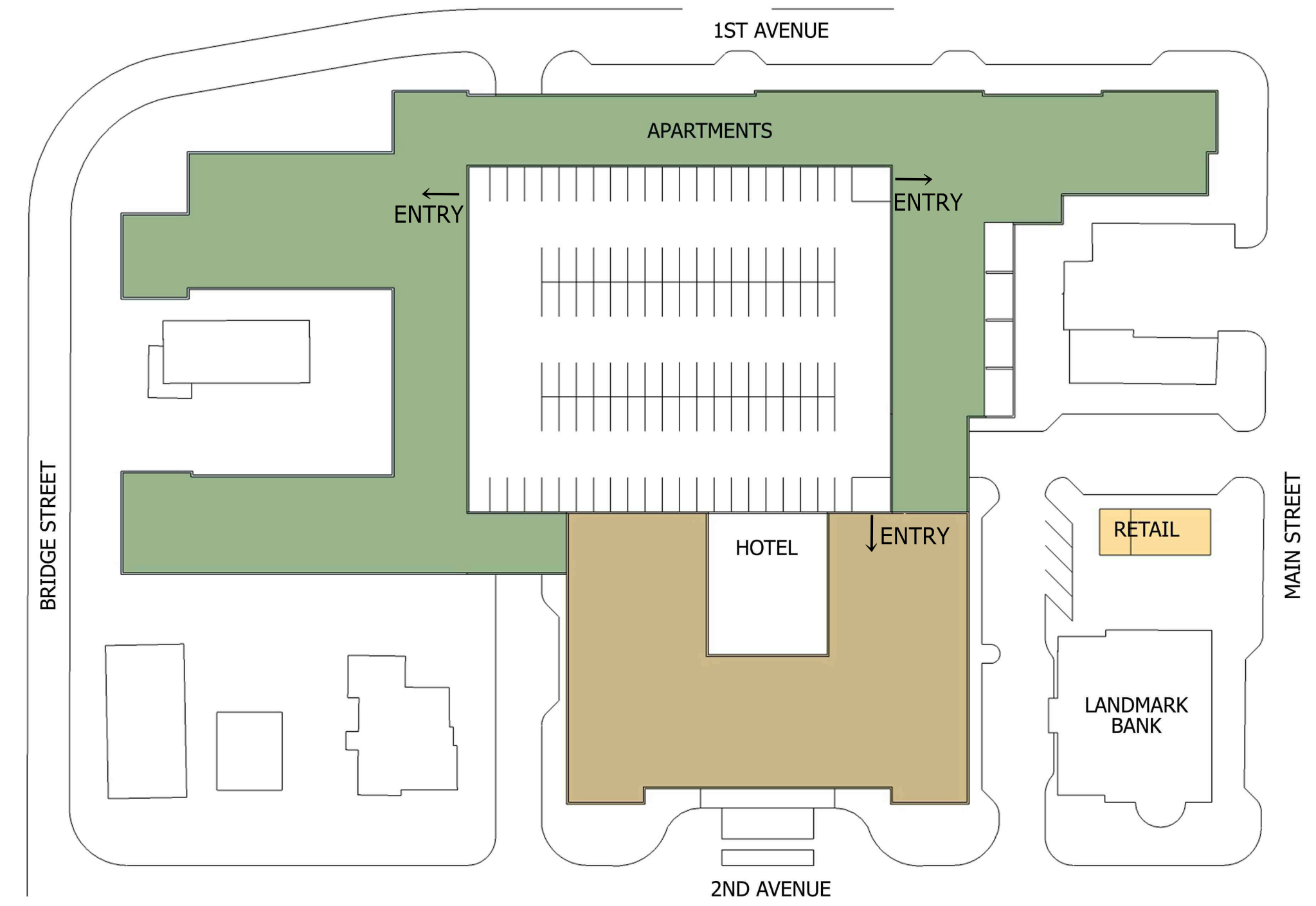


1st Level

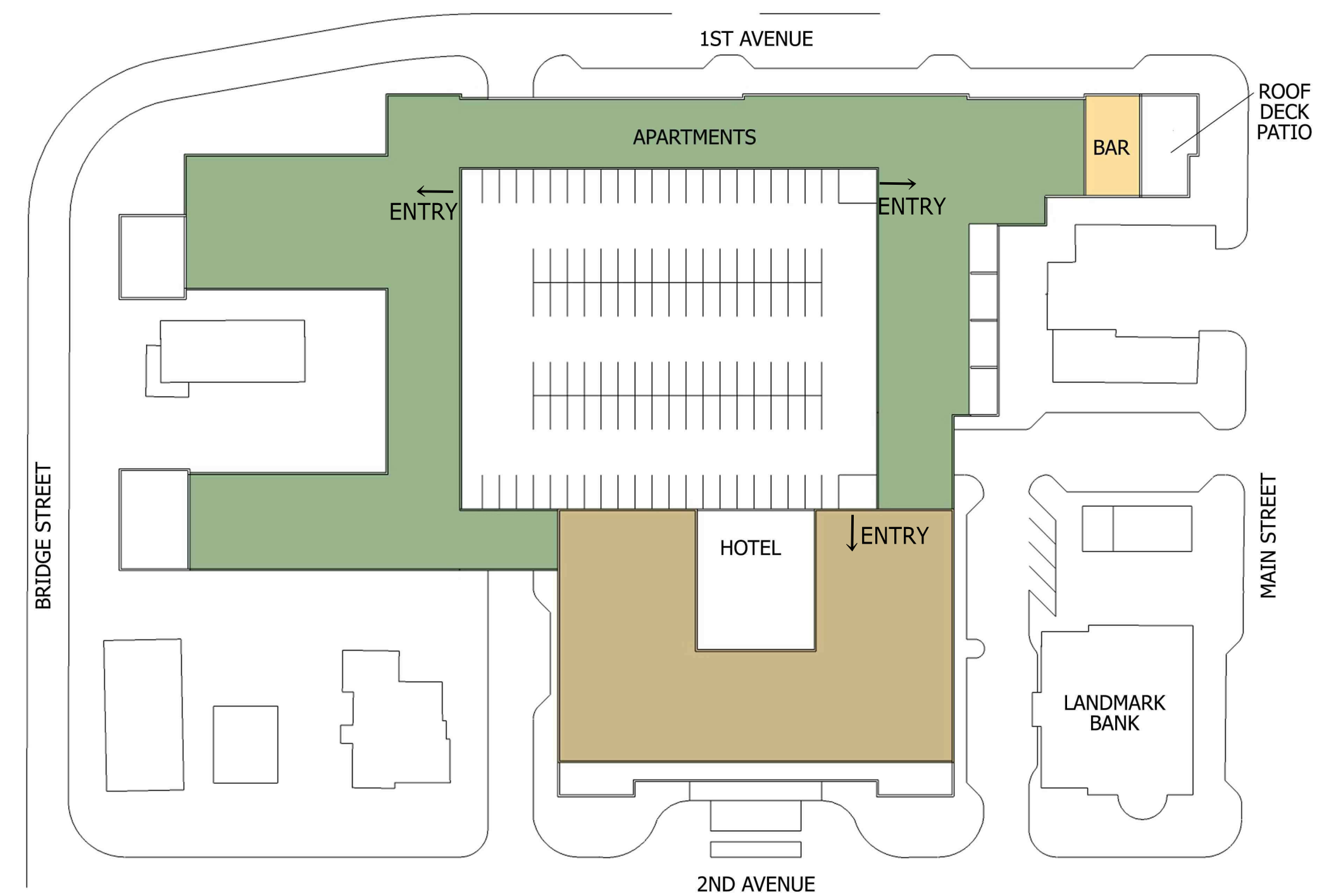
RETAIL/ RESTAURANT		21,618
APARTMENTS		151 UNITS
HOTEL		115 KEYS



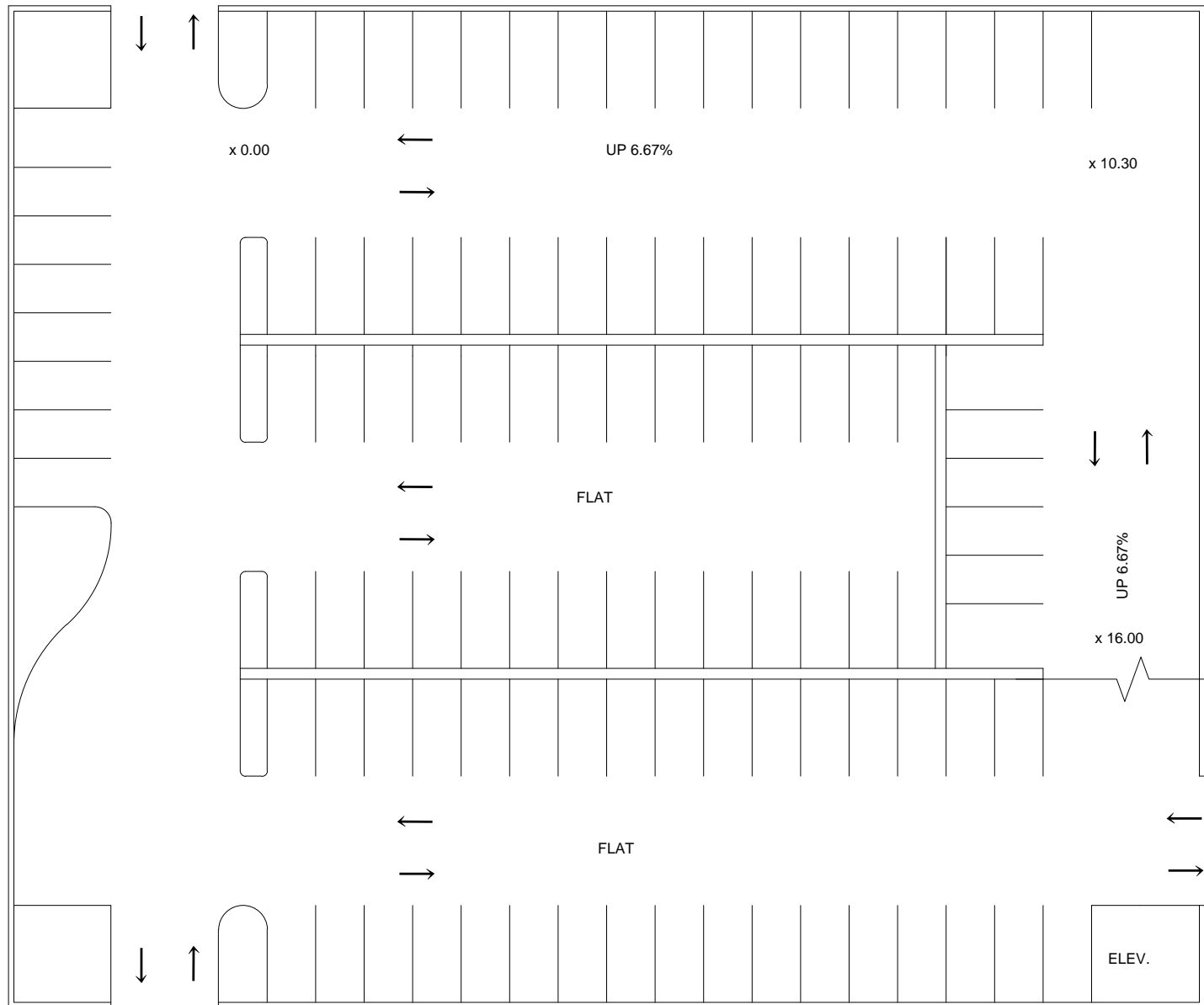
3rd Level



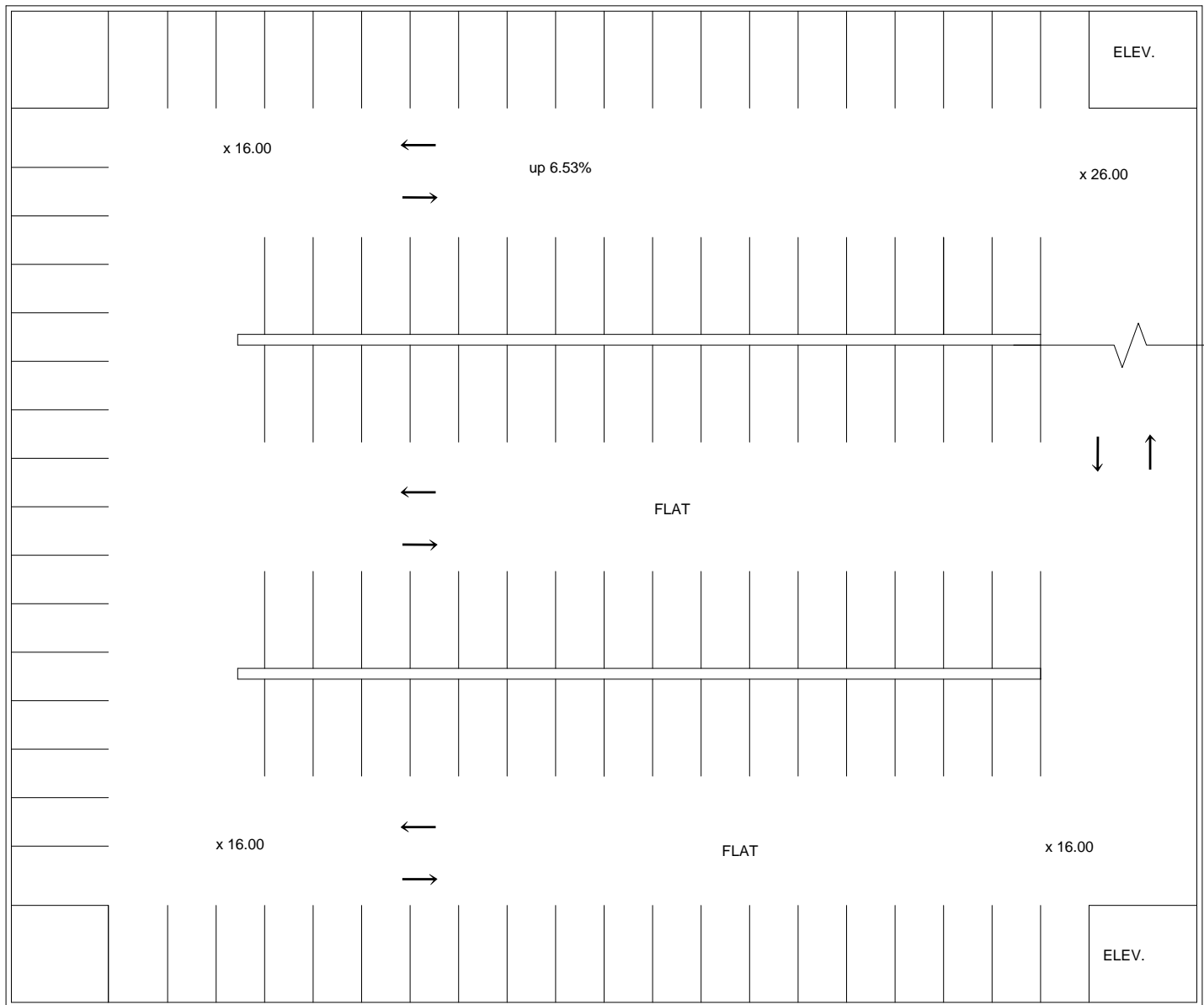
2nd Level



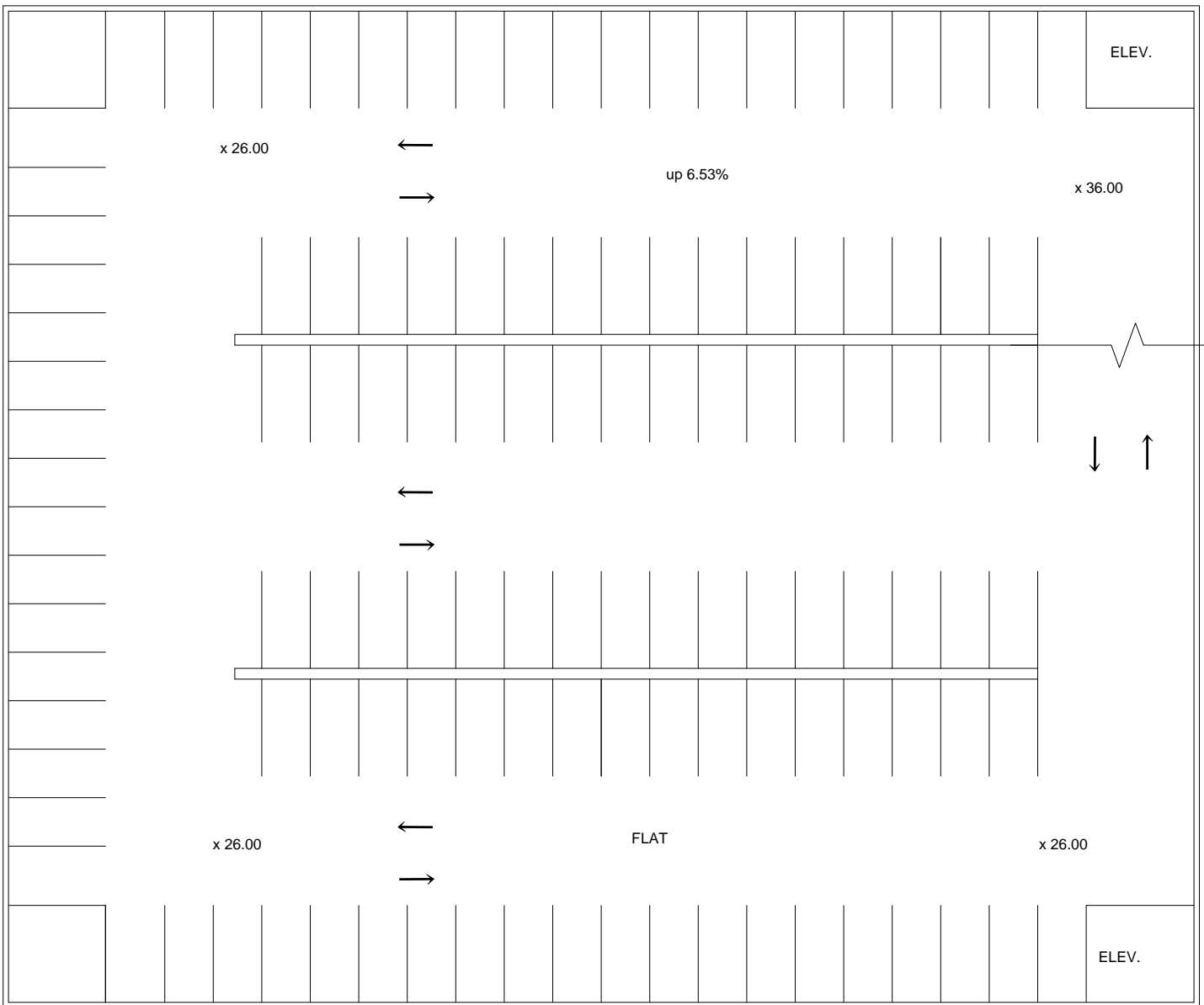
4th Level



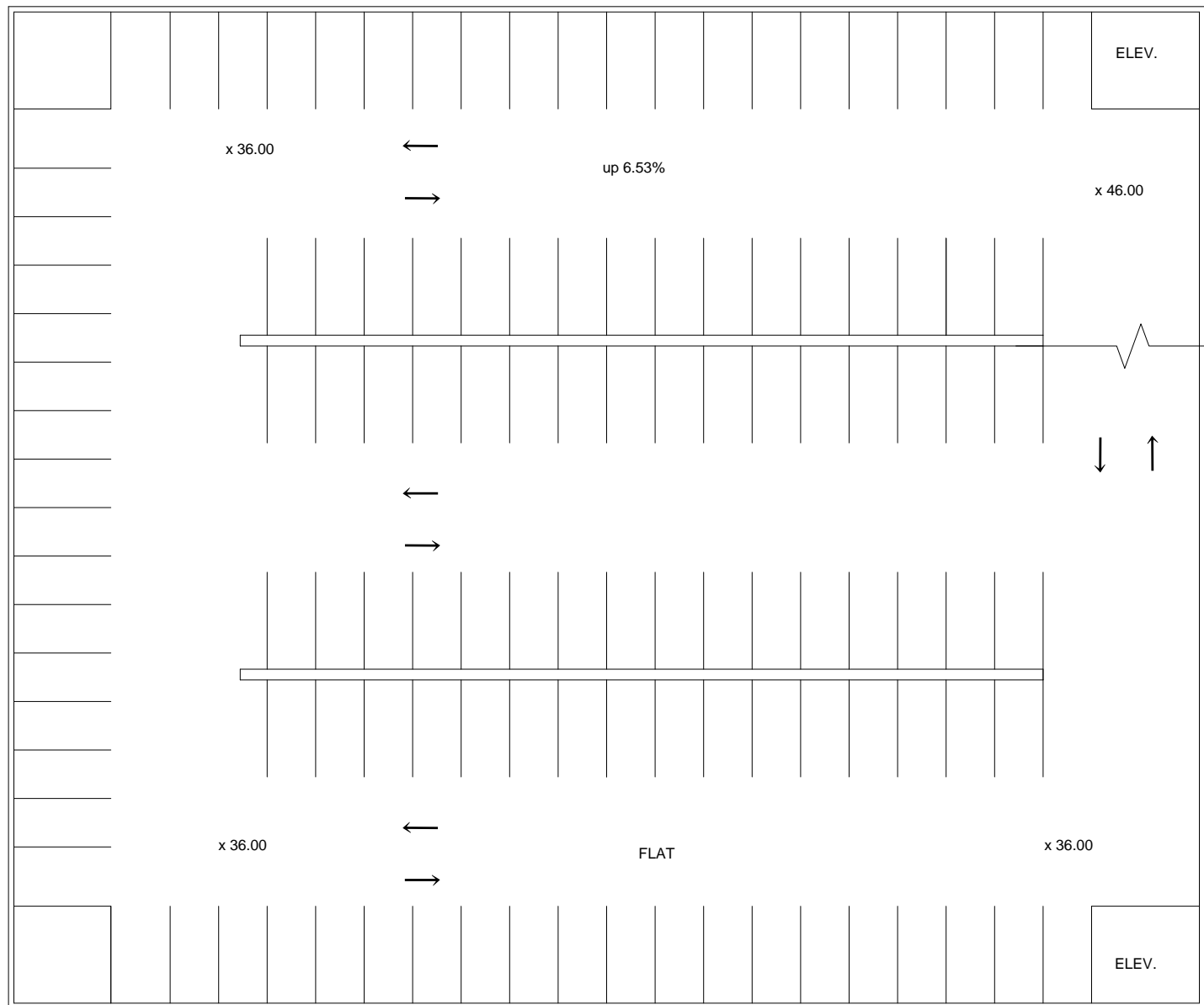
1 - 109 spaces



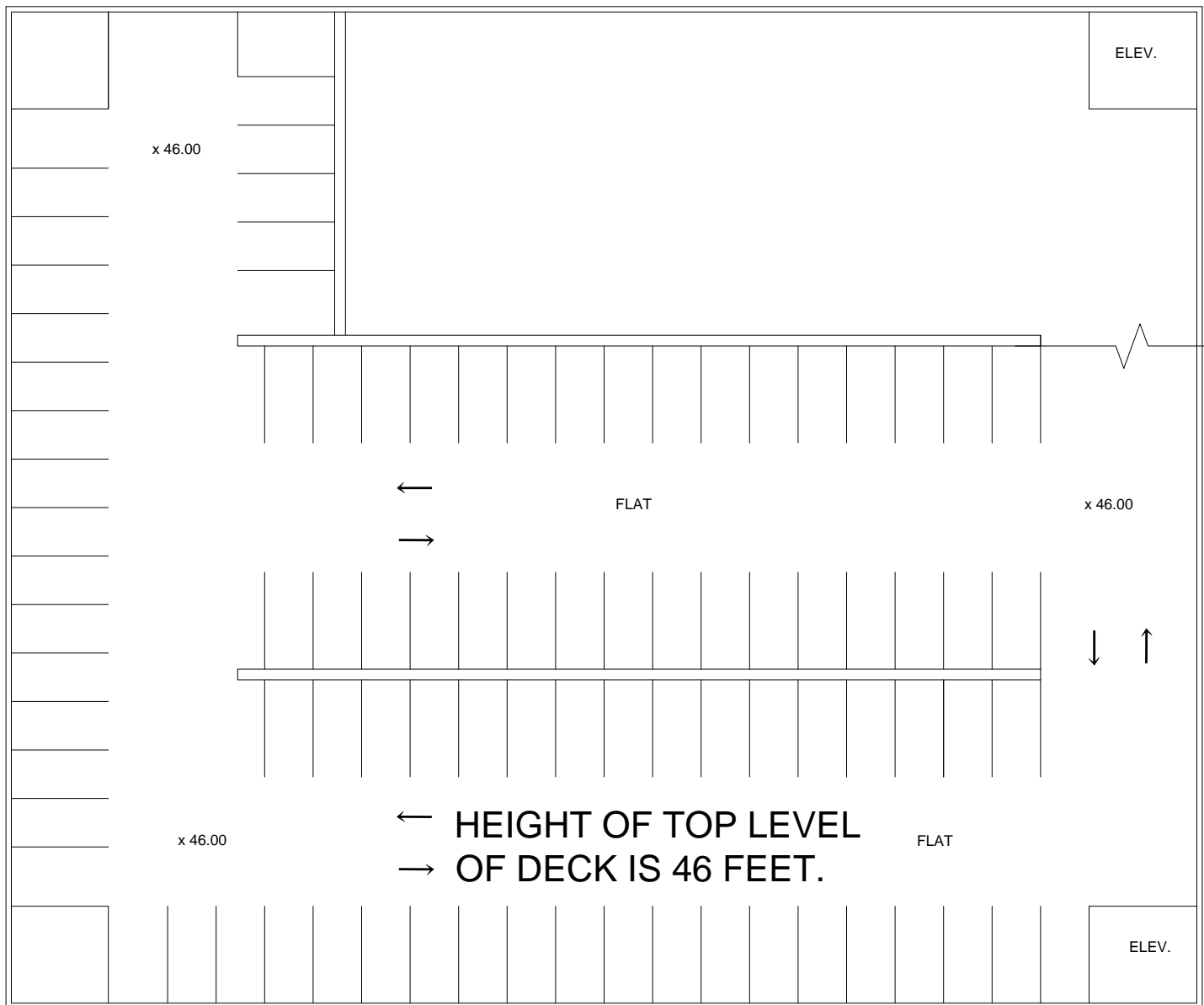
2 - 120 spaces



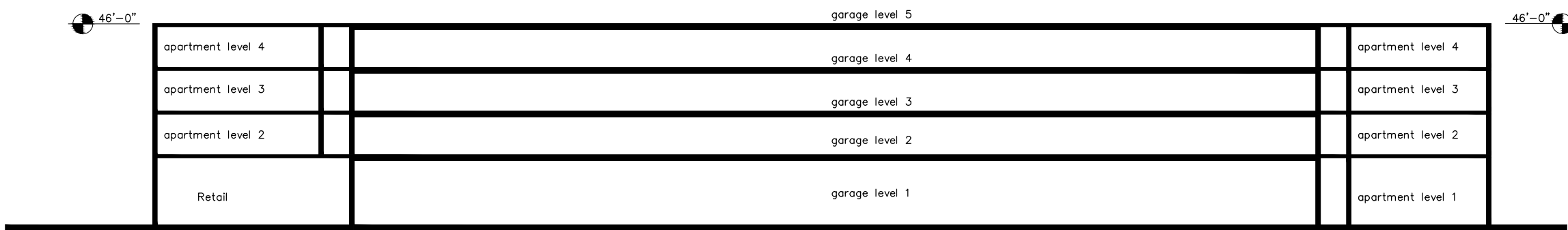
3 - 120 spaces



4 - 120 spaces



5 - 89 spaces



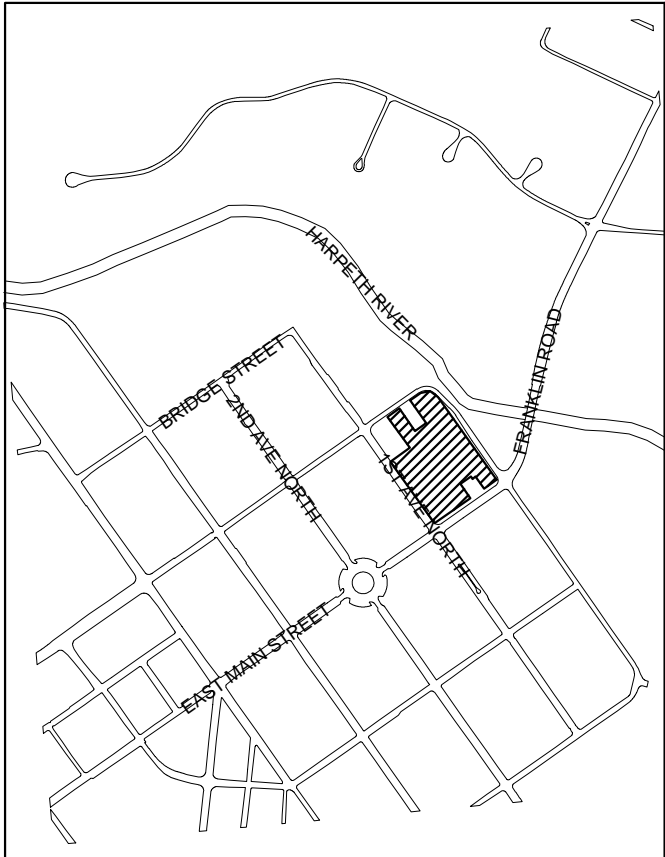
Total: 558 spaces

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITIY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	0	12,000 SF	0
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		10,000 SF ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
RETAIL	16,650 SF	16,650	0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
APARTMENTS	151 UNITS	189,600	2.5 PER 1000 SF	16,650 SF	42
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	75 ONE-BEDROOM	75
				54 TWO-BEDROOM	81
				22 THREE-BEDROOM	44

TOTAL REQUIRED PARKING : 565

PARKING PROVIDED: GARAGE 558
ON-STREET 16
SURFACE PARKING 15
TOTAL PARKING SPACES 589
TOTAL BICYCLE PARKING SPACES (1:10) 60

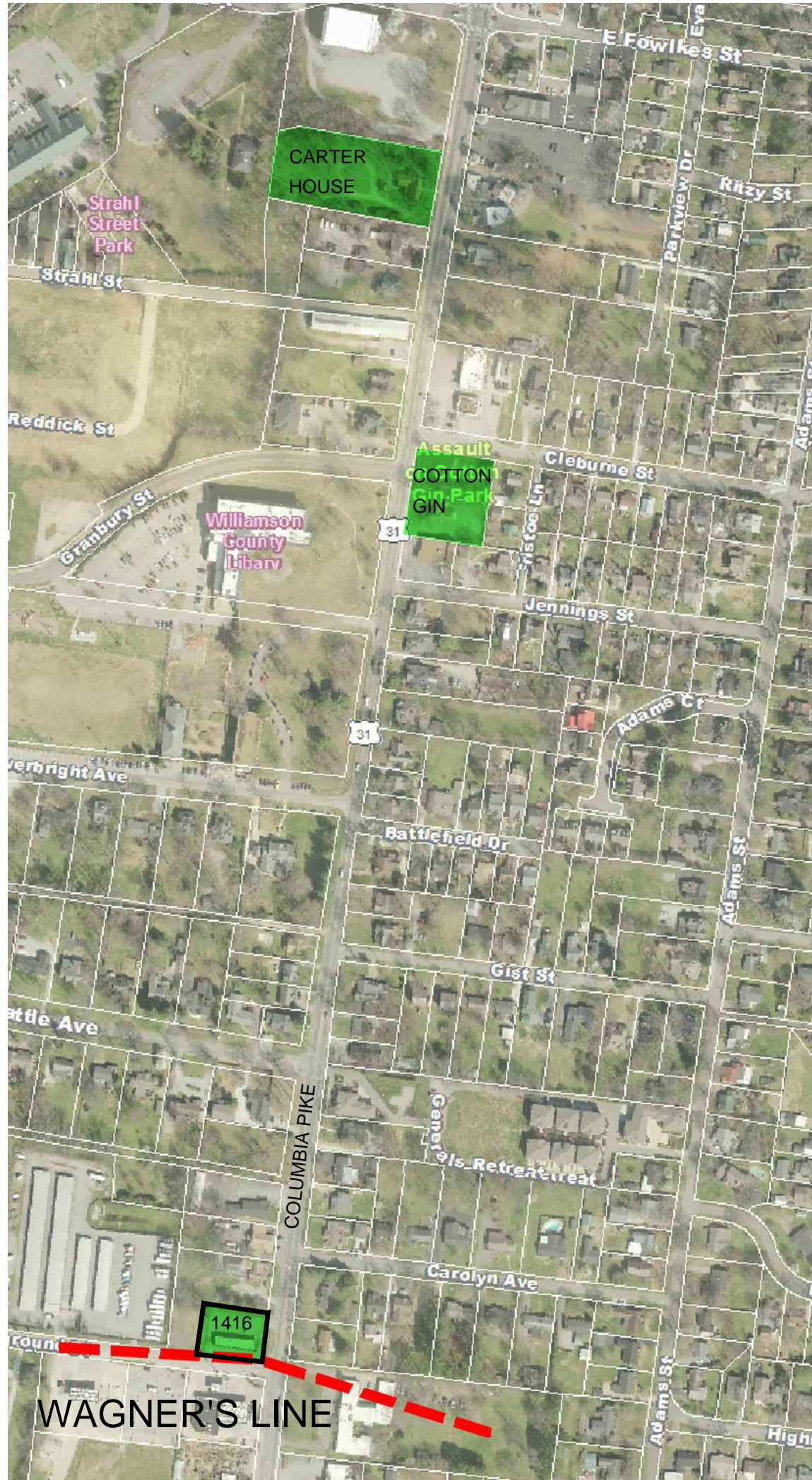


VICINITY MAP



SCALE 1" = 1000'

- MODIFICATION OF STANDARDS**
- SECTION 3.5.6 CFC01 - CHARACTER AREA REQUIREMENTS**
- 20(b)iii - MINIMUM FRONT YARD STANDARDS.**
- 1) A) THERE IS A FRONT BUILD-TO LINE INSTEAD OF A BUILDING SETBACK. SIDEWALKS OF AT LEAST EIGHT FEET OF UNOBSTRUCTED WIDTH SHALL ADJUT THE STREET, AND BUILDINGS SHALL BE BUILT TO THE BACK EDGE OF THE SIDEWALK. THE FRONT FACADE PLANE SHALL BE SET BACK A MAXIMUM OF ZERO FEET FROM THE BACK OF THE SIDEWALK, OR RIGHT-OF-WAY, WHICHEVER YIELDS A WIDER SIDEWALK. HARPETH SQUARE IS REQUESTING SETBACK THAT ARE RESPECTFUL OF THE EXISTING NEIGHBORING BUILDINGS, AND TO ALIGN WITH THEM TO FORM THE BUILDING SETBACK LINE.
- 2) B.) THE ENTIRE FRONT PROPERTY LINE OF THE LOT SHALL BE OCCUPIED BY THE PRIMARY BUILDING WALL. HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING COMPLYING WITH THIS ITEM. HARPETH SQUARE IS REQUESTING THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN PUD AS APPROVED BY BOMA.
- 3) C.) ON CORNER LOTS, THE PRIMARY BUILDING WALL SHALL OCCUPY A MINIMUM OF 80 PERCENT OF THE SIDE STREET FACING THE PROPERTY LINE. HARPETH SQUARE WILL HAVE COURTYARDS, OPEN SPACE AND GARAGE ACCESS THAT PREVENT COMPLYING WITH THIS ITEM. HARPETH SQUARE REQUESTS THAT THE FINAL PLANS CONFORM TO THE DEVELOPMENT PLAN AS APPROVED BY BOMA.
- 4) D) SECTION C b. (iv) BUILDING FACADE DESIGN. THE DESIGN OF BUILDING FACADES FACING MAIN STREET SHALL REINFORCE THE HISTORIC PATTERN OF BUILDING FRONT WIDTHS OR SPACING OF FACADE BAYS TYPICALLY FOUND ALONG THE STREET. AT A MINIMUM, COMMERCIAL, RETAIL, AND OFFICE BUILDINGS SHALL DIFFERENTIATE THEIR MAIN STREET FACADES EVERY 28 FEET OF LINEAR FRONTAGE TO PRESERVE THE HISTORIC "RHYTHM" OF BUILDING FRONTAGE ALONG THE STREET. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS, AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.
- 5) **PARKLAND DEDICATION**
HARPETH SQUARE HAS A PARKLAND DEDICATION REQUIREMENT OF 111,600 SQUARE FEET BASED UPON 151 DWELLING UNITS. HARPETH SQUARE REQUEST THAT THE PARKLAND DEDICATION REQUIREMENT BE SATISFIED WITH THE DONATION OF PROPERTY LOCATED 1418 COLUMBIA PIKE. 16,800 SQUARE FEET BASED UPON A VALUE OF CURRENT APPRAISAL UP TO THE AMOUNT EQUIVALENT TO THE PARKLAND DEDICATION FEE. ANY SHORT FALL IN THE TOTAL PARKLAND DEDICATION FEE AMOUNT WILL BE PAID AS FEE IN LIEU. THE TOTAL AMOUNT OF THE FEE IN LIEU IS CALCULATED USING THE AVERAGE ASSESSED VALUE FOR QUADRANT 4 WHERE HARPETH SQUARE IS LOCATED. 111,600 SF OR 2.562 ACRES X \$200,000 = \$512,400. SEE SHEET C2.3 FOR LOCATION MAP OF 1415 COLUMBIA PIKE.
- 6) **TREE CANOPY PRESERVATION**
HARPETH SQUARE HAS A TREE CANOPY PRESERVATION REQUIREMENT OF 7,870 SF. MANY OF THE TREES ON THE PROPERTY ARE OR WERE PARKING LOT TREES AND HAVE CONSTRAINED ROOT SYSTEMS. MANY OF THESE TREES WILL BE DAMAGED WITH THE REMOVAL OF RETAINING WALLS, ASPHALT, BUILDINGS, AND CONCRETE. HARPETH SQUARE REQUESTS BOMA APPROVAL TO SAVE ONLY THE TREES IDENTIFIED ON THE DEVELOPMENT PLAN. TREES WILL BE PLANTED TO SATISFY THE OPEN SPACE AND STREET TREE REQUIREMENTS.
- DESIGN MODIFICATION REQUEST**
- SECTION 5**
- 7) **LANDSCAPE SURFACE RATIO**
THE LSR FOR CENTRAL COMMERCIAL (CC) IS 0.10. THE LSR FOR SD-X, THE PROPOSED ZONING, IS 0.20. HARPETH SQUARE REQUESTS THAT THE LSR FOR THE HARPETH SQUARE PUD BE REDUCED TO 0.10. THE CHARACTER OF DOWNTOWN FRANKLIN IS URBAN AND OPEN SPACE AREAS WILL CONTAIN PAVERS AND HARDSCAPE TYPICAL OF AN URBAN AREA. A LSR AT A LOWER PERCENTAGE IS APPROPRIATE FOR HARPETH SQUARE.
- 8) **BUILDING LENGTH**
SECTION 5.3.5.3bii. MAXIMUM FOR RESIDENTIAL IS 200. HARPETH SQUARE IS REQUESTING A MOS FOR A BUILDING LENGTH OF 573 FOOT AT THE LONGEST PORTION.
- 9) **ROOF PITCH**. SECTION 5.3.5.3a. ROOF PITCH REQUIRED FOR RESIDENTIAL MULTIFAMILY TO BE BETWEEN 3:12 AND 12:12. HARPETH SQUARE IS REQUESTING FLAT ROOFS FOR THE MAJORITY OF THE STRUCTURE.
- 10) **FACADE VARIATION**. 5.3.6.6a. MINIMUM 25 FEET BETWEEN FACADE VARIATIONS. HARPETH SQUARE IS REQUESTING A MINIMUM FACADE VARIATION OF 50 FEET. PROPORTIONS OF WINDOWS, OPENINGS AND DOORS WILL BE CONSISTENT WITH THE CHARACTER OF DOWNTOWN FRANKLIN.
- 11) **COLORS**. 5.3.6.8. MAXIMUM OF 3 MAIN COLORS. HARPETH SQUARE IS REQUESTING FIVE MAIN COLORS MAXIMUM.
- 12) **FESTIVAL LIGHTS**. SECTION 5.12.9 (13). HARPETH SQUARE IS REQUESTING APPROVAL TO PUT UP FESTIVAL LIGHTS AS ACCENTS FOR COURTYARDS, SPECIFICALLY ON MAIN STREET.



1416 COLUMBIA PIKE

SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X, 34.17, 33650, 115
PROJECT NUMBER:	4713
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,541 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks138@jmn.com HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com DANMARK COMPANY WILLIAM DEPRIEST 2080 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2908 depriestcompany@att.net RON SHUFF FAMILY PARTNERSHIP RONALD L. SHUFF 127 2ND AVENUE NORTH FRANKLIN, TN 37064

APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	(SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 61' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO:	0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE USE BUFFER REQUIRED:	NO (SEE DEVELOPMENT DATA CHART. C2.0)
MINIMUM PARKING REQUIRED:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	(SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY:	34.17 DUA
TREE CANOPY:	.01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.13 AC
FORMAL REQUIRED:	0.13 AC (3% OF SITE)
INFORMAL REQUIRED:	0 AC

IMPACT STATEMENT

MAJOR THOROUGHFARE PLAN
LOCAL STREET IMPACTS ARE ADDRESSED IN THE TRAFFIC REPORT PROVIDED BY GILLIAN FISCHBACH TRANSPORTATION ENGINEERING. ACCESS TO THE SITE WILL BE PROVIDED WITH CURB CUTS TO MAIN STREET, 1ST AVENUE, AND 2ND AVENUE. SIDEWALKS WILL BE PROVIDED AROUND THE BLOCK WITHIN THE STREET RIGHT-OF-WAY AND WILL CONNECT TO THE EXISTING RIGHT-OF-WAY. SECTIONS OF RIGHT-OF-WAY ARE PLANNED TO BE ADDED TO THE RIGHT-OF-WAY ALONG 1ST AVENUE, AND A PORTION OF RIGHT-OF-WAY ON 2ND AVENUE IS PLANNED TO BE REDUCED. THE INTENT AND THE DESIGN STANDARDS OF COF PROJECT 51, 1ST AVENUE STREETScape, IS INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF HARPETH SQUARE.

HARPETH SQUARE HAS SEVERAL CONDITIONS FOR IMPROVING OFFSITE ROADWAYS CONCURRENTLY WITH THE DEVELOPMENT OF THE PROPERTY. 1) MAIN STREET WILL BE RE-STRIPPED FROM LANCASTER DRIVE TO 1ST AVENUE TO PROVIDE A DEDICATED RIGHT TURNLANE, A THROUGH LANE, AND A LEFT TURN LANE FOR TRAFFIC ENTERING DOWNTOWN. 2) A TRAFFIC LIGHT IS WARRANTED AND WILL BE INSTALLED AT THE INTERSECTION OF 2ND AVENUE AND BRIDGE STREET. 3) 1ST AVENUE WILL BE REALIGNED PER THE CITY OF FRANKLIN ENGINEERING RECOMMENDATIONS AT THE INTERSECTION OF BRIDGE STREET.

THE PHASING AND BONDING REQUIREMENTS FOR THESE OFF-SITE ROADWAY IMPROVEMENTS WILL BE ESTABLISHED WITH THE SITE PLAN APPROVAL PROCESS. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE 1ST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.

TRIP GENERATION TABLE

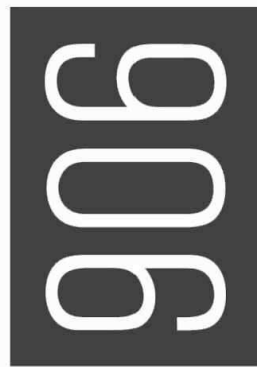
LUC 932					
	LUC 310	High-Turnover	LUC 826	LUC 220	
Land Use:	Hotel	Sp. Retail	Sp. Retail	Multi-family	TOTAL
Size:	112	5,000	15,000	147	
Average Daily Traffic	999	636	665	1,014	3,314
Daily Enter	500	318	332	507	1,657
Daily Exit	500	318	332	507	1,657
AM Peak Hour Total	75	54	103	76	307
AM Peak Hour Enter	44	30	49	15	138
AM Peak Hour Exit	32	24	53	61	170
MID Peak Hour Total (7%)	70	45	47	71	232
MID Peak Hour Enter (50%)	35	22	23	36	116
MID Peak Hour Exit (50%)	35	22	23	36	116
PM Peak Hour Total	78	49	41	99	267
PM Peak Hour Enter	38	30	18	64	150
PM Peak Hour Exit	40	20	23	34	117

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS				
Street Name	Classification	Entering Traffic	Exiting Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	663	663	1,326
Main Street (between 1st and 2nd Avenues, N.)	Major Arterial	331	331	663
Main Street (west of 2nd Avenue, N.)	Major Arterial	414	414	828
2nd Avenue, N. (north of Main Street)	Major Collector	497	828	1,326
Bridge Street (west of 2nd Avenue, N.)	Major Collector	249	249	497
Bridge Street / 1st Avenue, N. (between Main Street and 2nd Avenue, N.)	Major Collector	166	166	331
1st Avenue, N. (north of Main Street)	Major Collector	331	331	663



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014



STUDIO
ARCHITECTS

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

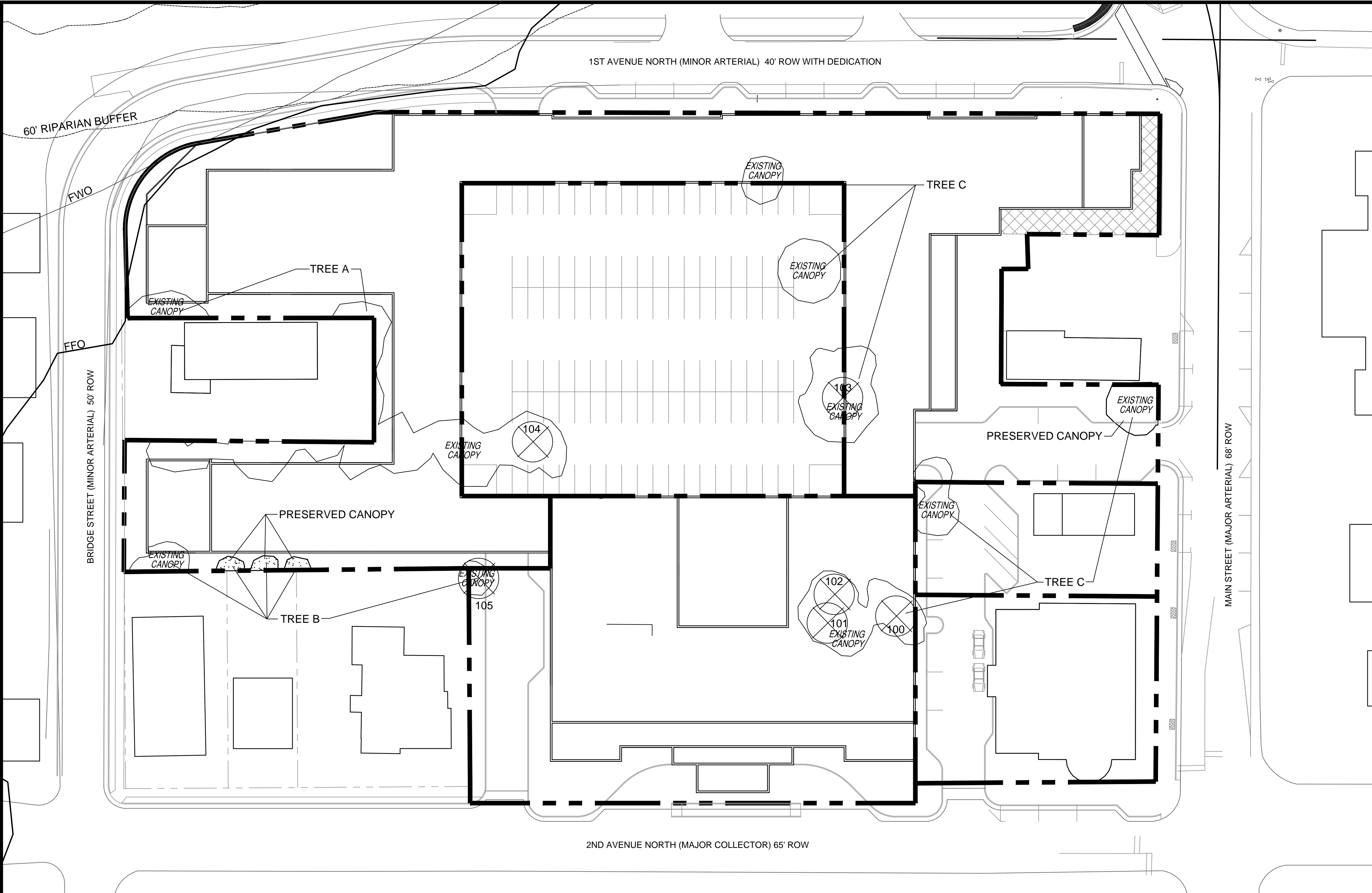


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

MODIFICATION
OF STANDARDS

COF# 4713

C2.3



SITE DATA:

PROJECT NAME: HARPEATH SQUARE
PROPOSED ZONING: SD-X 34.17, 33650, 115
PROJECT NUMBER: 4713
SUBDIVISION: ---
LOT NUMBER: 188 E MAIN ST
ADDRESS: 112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.42 AC
SQUARE FOOTAGE OF SITE: 192,241 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfrank130@gmail.com

HARPEATH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L. SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064

APPLICANT:

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: 615.975.5765

(SEE DEVELOPMENT DATA CHART, C2.0)
63.2%
UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND
MAX 51' FOR OTHER USES TO TOP OF PARAPET
0.15 (SEE MOS REQUEST C2.3)
0.20 (SEE MOS REQUEST C2.3)
NO
(SEE DEVELOPMENT DATA CHART, C2.0)
N/A
(SEE DEVELOPMENT DATA CHART, C2.0)
34.17 DUA
0.1 AC PRESERVED (SEE MOS REQUEST C2.3)
TREE CANOPY:
0.13 AC
FORMAL REQUIRED:
INFORMAL REQUIRED: 0 AC

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
A	6108 SF	6108 SF	0 SF
B	1009 SF	696 SF	313 SF
C	3529 SF	3529 SF	0 SF
D	3928 SF	3157 SF	771 SF
TOTAL:	14,574 SF	13,225 SF	1,084 SF
TOTAL ACRES:	0.31 AC	0.30 AC	0.01 AC

TREE CANOPY PRESERVATION

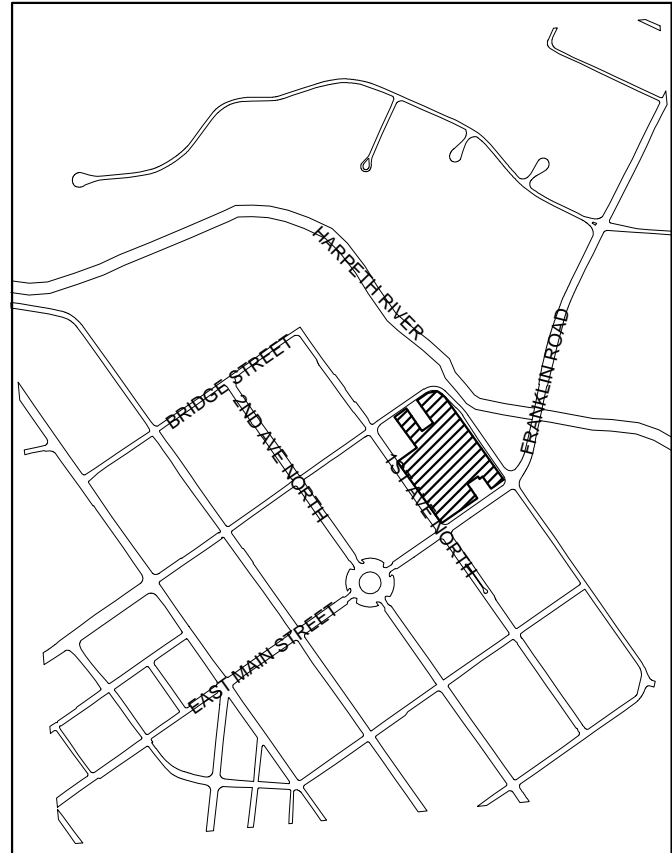
EXISTING TREE CANOPY: 14,574 SF 0.31 AC
REQUIRED PRESERVATION: 14,574 SF X 54% = 7,870 SF 54%
PROVIDED CANOPY PRESERVATION: 1,084 SF 7.4%
(SEE MODIFICATION OF STANDARDS REQUEST)

SPECIMEN TREE REPLACEMENT

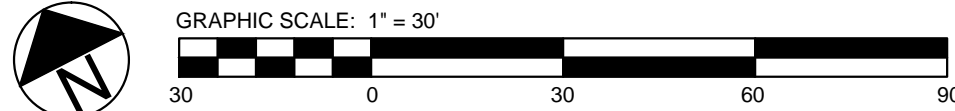
#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 142"
TOTAL REQUIRED SPECIMEN REPLACEMENT: 284"

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE
BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER
DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

DATE: NOV 11, 2014



STUDIO

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HARPEATH SQUARE PUD SUBDIVISION
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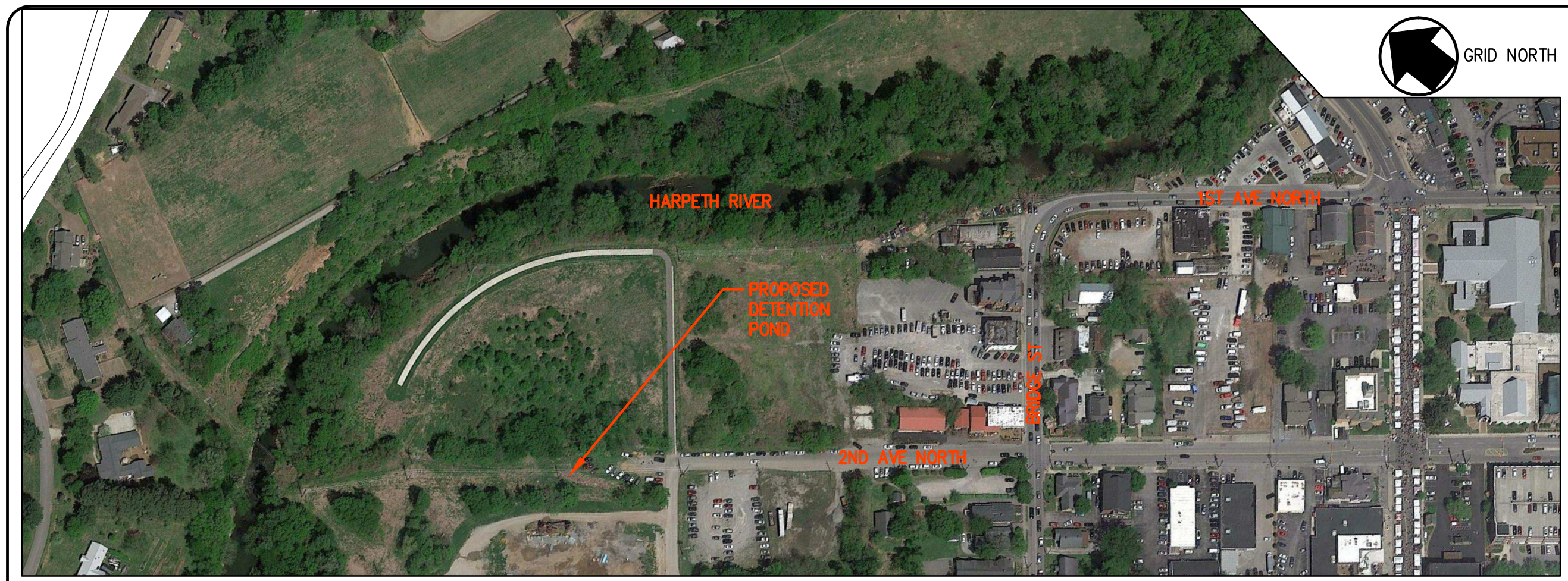


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144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

CANOPY
PRESERVATION

COF# 4713

C2.4



SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
134 2ND AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCIAL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1
(CFC01)

OTHER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

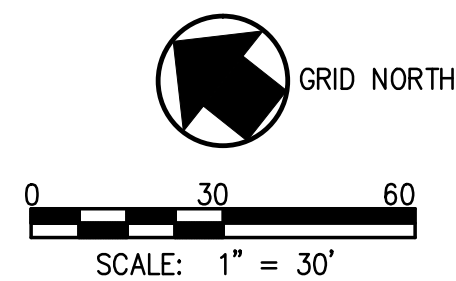
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfrankst30@msn.com

HARPETH ASSOCIATES LLC
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144 SOUTHEAST PARKWAY, SUITE 230
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FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L. SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY -----, INC. DATED -----, 20--.
2. TOTAL AREA IS 7.8± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 6.5± ACRES. EXISTING IMPERVIOUS AREA APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA APPROXIMATELY 3.2 ACRES.
3. CHARACTER OF ALL STREET IMPROVEMENTS SHALL BE SET FORTH BY THE "FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT." SEE EXHIBIT A FOR DETAILS.
4. POTENTIAL SIGNALIZATION OF BRIDGE STREET AND 2ND AVENUE SHALL BE COORDINATED WITH THE CITY OF FRANKLIN TRAFFIC ENGINEER.
5. PROPOSED OFF-SITE DETENTION IS SHOWN AND PROPOSED SITE WILL MEET CITY OF FRANKLIN WATER QUALITY STANDARDS. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
6. OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298. APPROVED BY BOMA ON NOVEMBER 25, 2014.
7. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

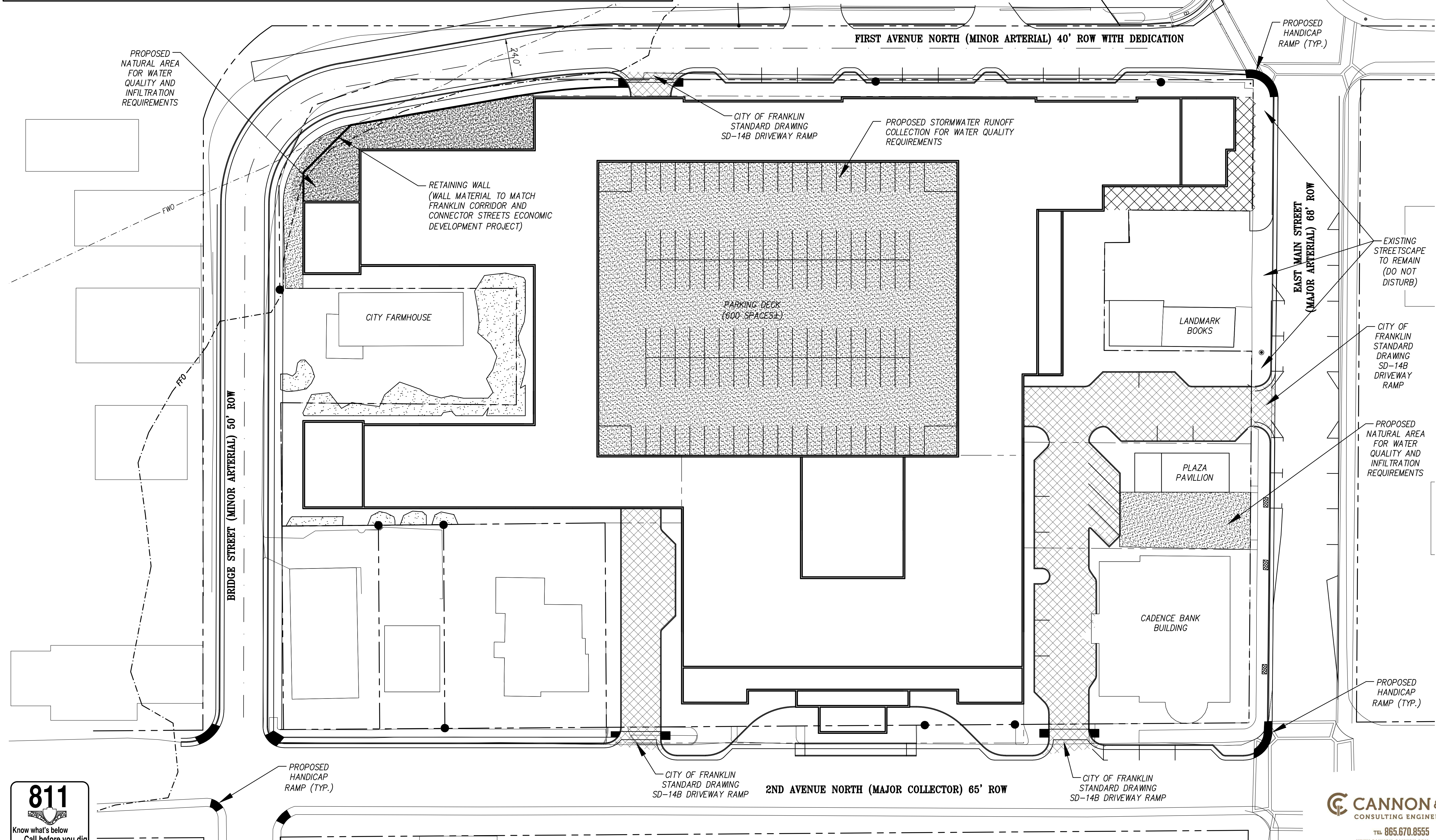
DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble2019@gmail.com
615.975.5765

STORMWATER
MANAGEMENT
PLAN

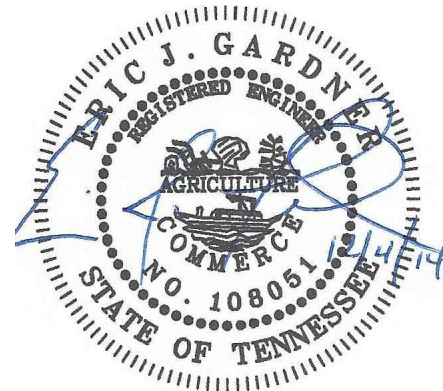
COF# 4713

C3.0



CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL: 865.670.8555 8550 Kingston Pike
www.cannon-cannon.com Knoxville, TN 37919



SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCIAL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1
(CFC01)

OTHER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranksl30@msn.com

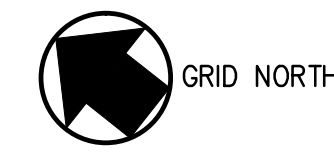
HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L. SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064

LEGEND

— EXISTING CONTOUR
- - - EXISTING CONTOUR
— 640 — PROPOSED CONTOUR
— 42 — PROPOSED CONTOUR



0 30 60
SCALE: 1" = 30'

NOTES:

1. SEE SHEET C3.0 LAYOUT AND NOTES FOR DETENTION AND WATER QUALITY.
2. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
3. THE TOTAL DISTURBED AREA IS 7.8± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 6.5± ACRES. EXISTING IMPERVIOUS AREA APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA APPROXIMATELY 3.2 ACRES.
4. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

Drawing Notes:

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

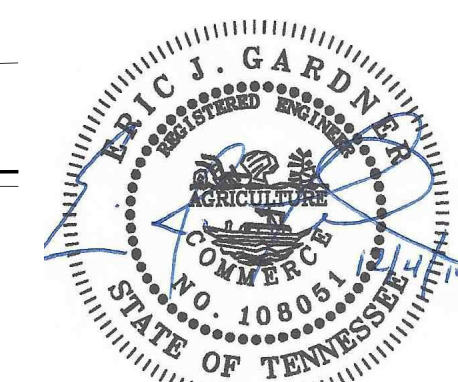
DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler2019@gmail.com
615.975.5765

GRADING &
DRAINAGE
PLAN

COF# 4713

C4.0



CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL: 865.670.8555
WWW.CANNON-CANNON.COM

8550 Kingston Pike
Knoxville, TN 37919

811

Know what's below
Call before you dig

SITE DATA
PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCIAL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)

OTHER APPLICABLE OVERLAYS:
HPO, FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:
JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranks130@msn.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064

LEGEND
— EXISTING CONTOUR
— EXISTING CONTOUR
— 640 — PROPOSED CONTOUR
— 42 — PROPOSED CONTOUR

GRID NORTH

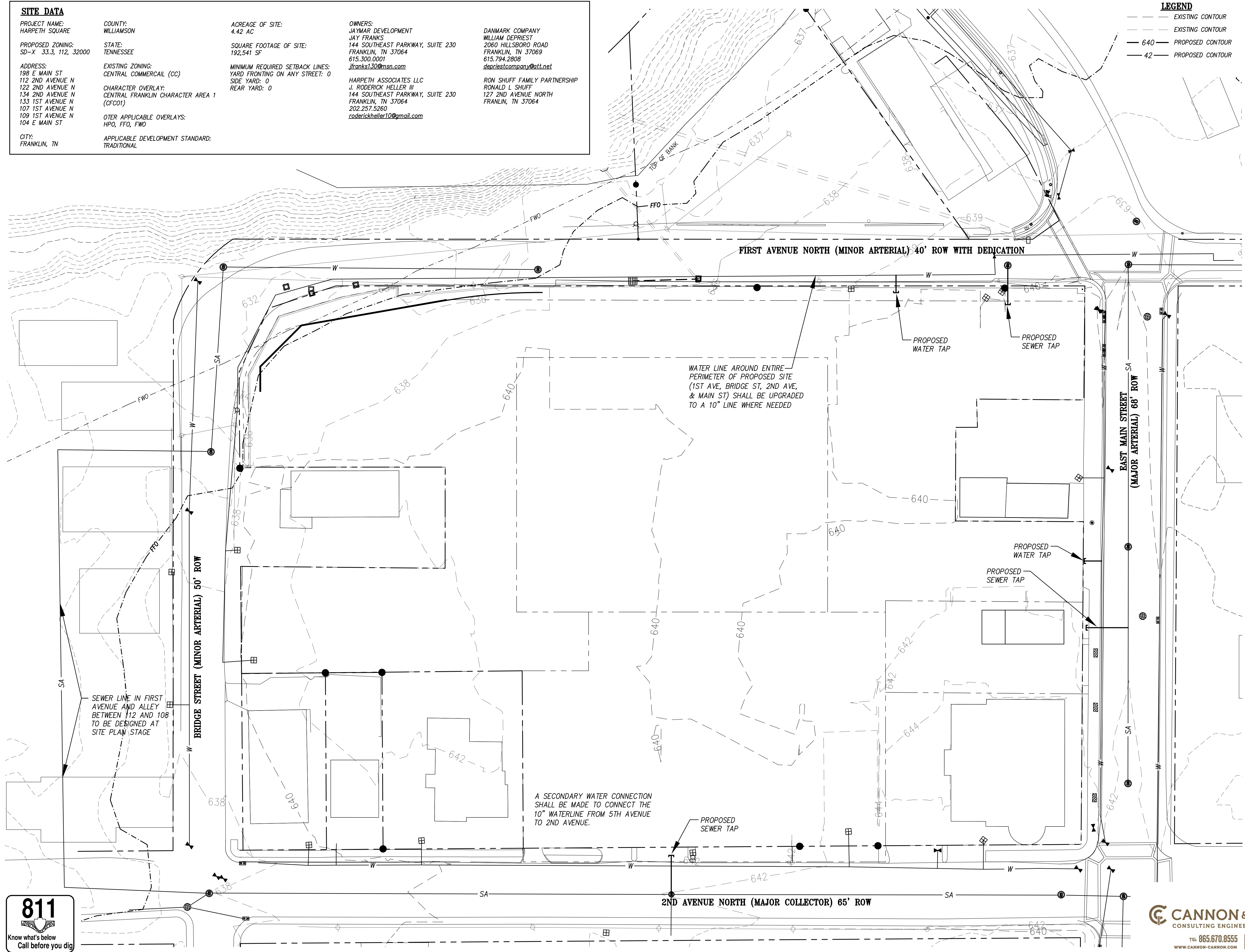
0 30 60
SCALE: 1" = 30'

- UTILITY NOTES:**
- UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
 - MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
 - UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
 - GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
 - WASTEWATER MAHOLES SHALL BE SPACED NO MORE THAN 400'.

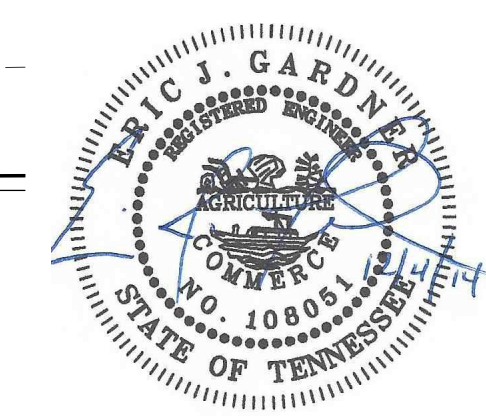
Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014



DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE



CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS

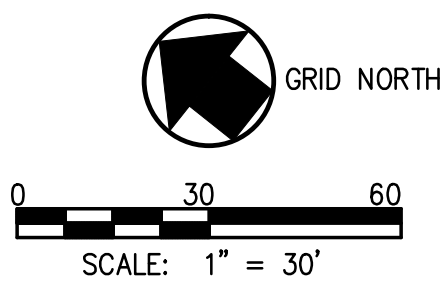
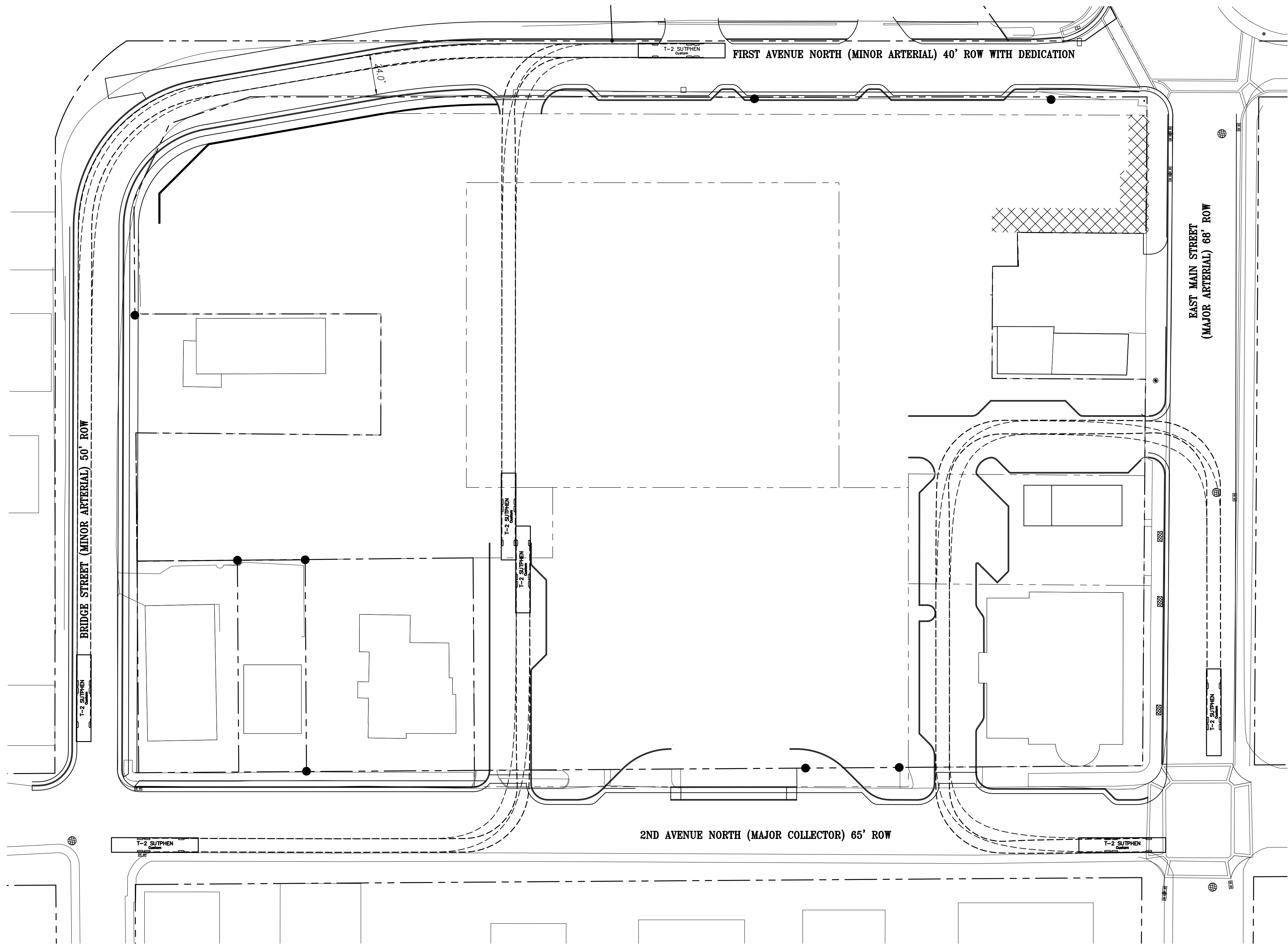
TEL: 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gggamb@bnc209@gmail.com
615.975.5765

UTILITY
PLAN

COF# 4713

C5.0



NOTES:

- 1. THE DESIGN VEHICLE USED FOR AUTOTURN ANALYSIS WAS THE T-2 SUTPHEN (FRANKLIN).
- 2. FRONT VEHICLE WHEEL INDICATIONS ARE BOLD DASH, WHILE BACK WHEEL INDICATIONS ARE A LIGHTER DASH.

Revisions:

Drawing Notes:



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb2019@gmail.com
615.975.5765

AUTO TURN
PLAN

COF# 4713

C6.0

SITE DATA

PROJECT NAME:
HARPETH SQUARE

PROPOSED ZONING:
SD-X 33.3, 112, 32000

ADDRESS:
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY:
FRANKLIN, TN

COUNTY:
WILLIAMSON

STATE:
TENNESSEE

EXISTING ZONING:
CENTRAL COMMERCIAL (CC)

CHARACTER OVERLAY:
CENTRAL FRANKLIN CHARACTER AREA 1
(CFC01)

OTHER APPLICABLE OVERLAYS:
HPO, FTO, FWO

APPLICABLE DEVELOPMENT STANDARD:
TRADITIONAL

ACREAGE OF SITE:
4.42 AC

SQUARE FOOTAGE OF SITE:
192,541 SF

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 0
SIDE YARD: 0
REAR YARD: 0

OWNERS:

JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfranks130@msn.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
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roderickheller10@gmail.com

DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L SHUFF
127 2ND AVENUE NORTH
FRANLIN, TN 37064

811

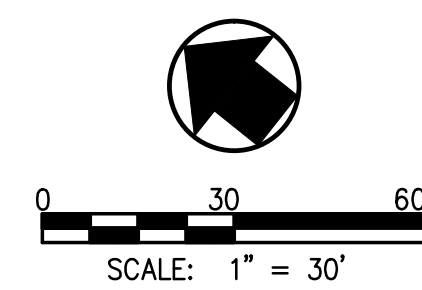
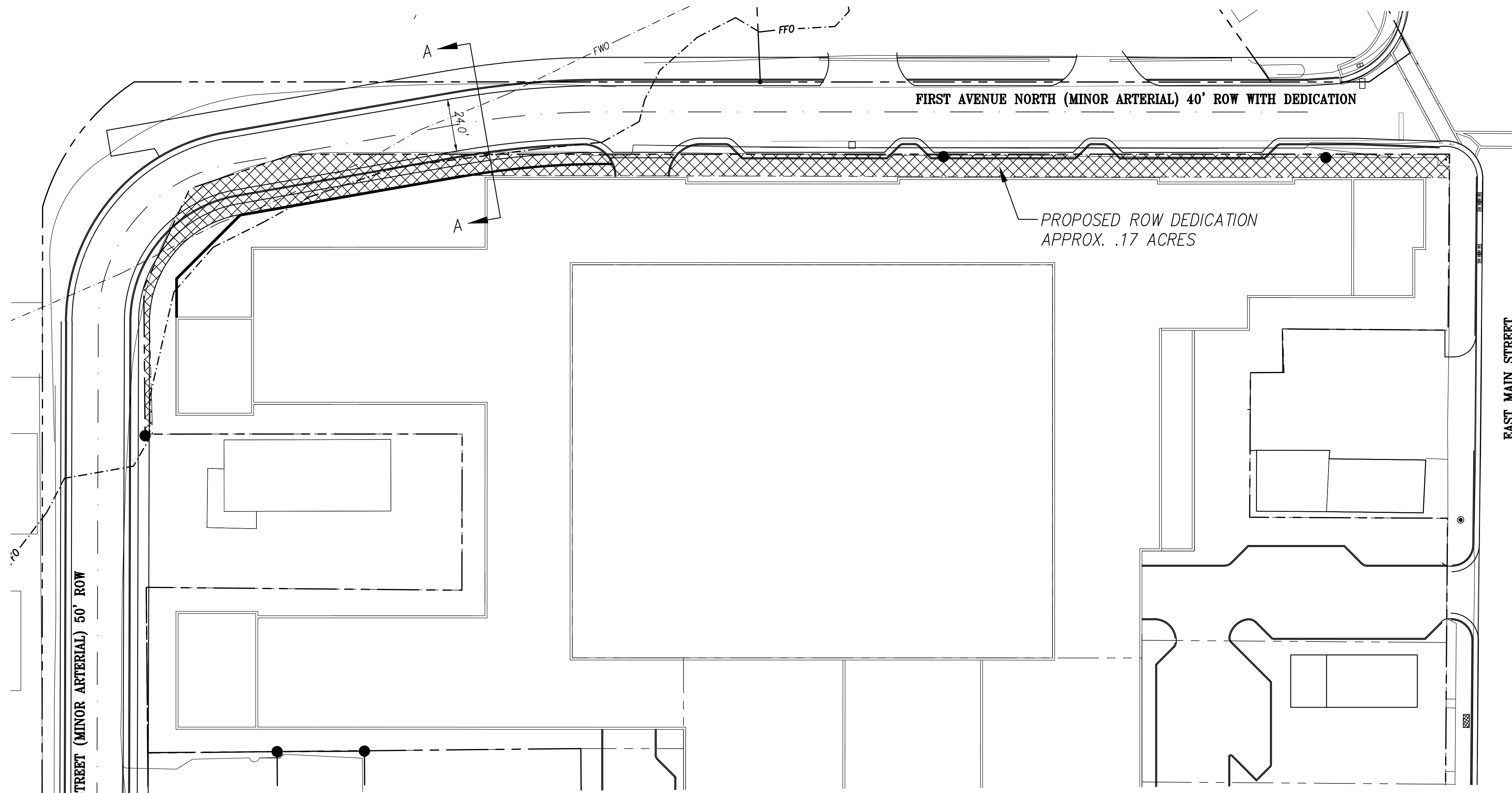
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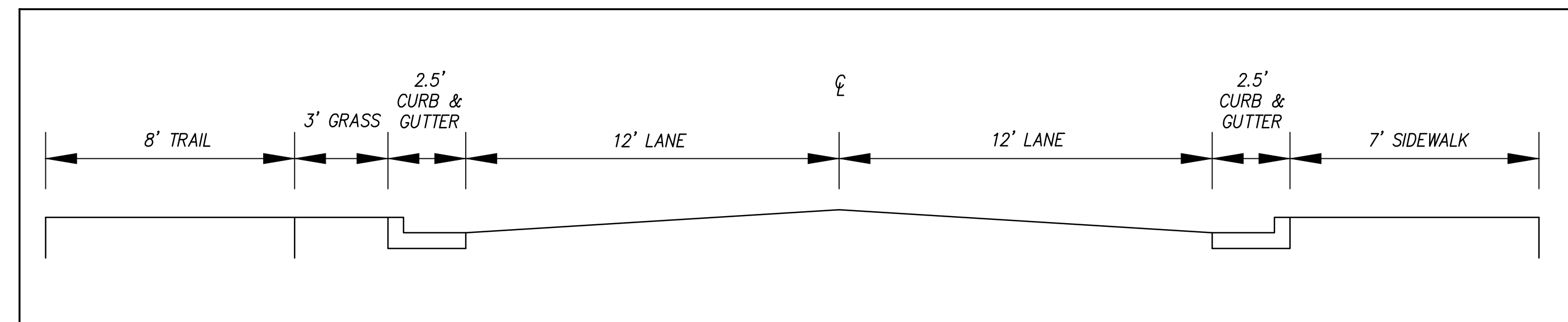
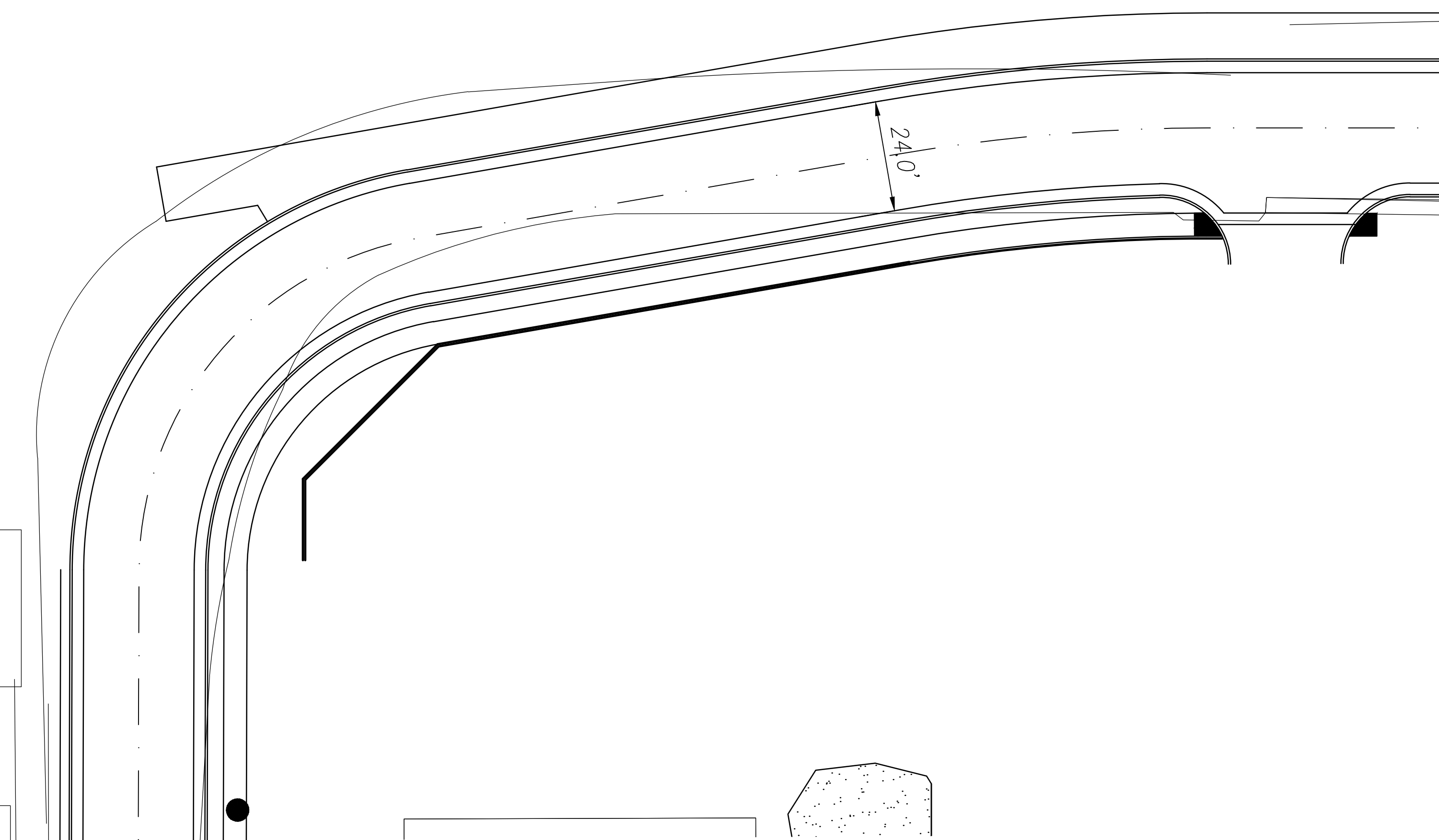
TEL: 865.670.8555
WWW.CANNON-CANNON.COM

8550 Kingston Pike
Knoxville, TN 37919

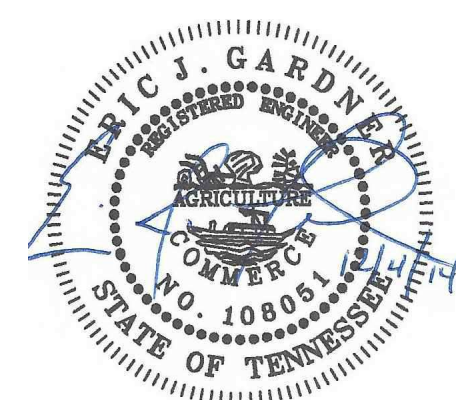
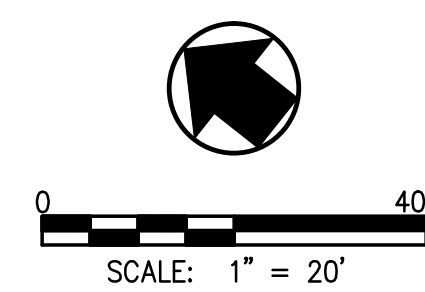


SITE DATA		
PROJECT NAME: HARPETH SQUARE	EXISTING ZONING: CENTRAL COMMERCIAL (CC)	OWNERS: JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@msn.com
PROPOSED ZONING: SD-X 33.3, 112, 32000	CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
ADDRESS: 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST	OTER APPLICABLE OVERLAYS: HPO, FFO, FWO	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
CITY: FRANKLIN, TN	APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANLIN, TN 37064
COUNTY: WILLIAMSON	ACREAGE OF SITE: 4.42 AC	
STATE: TENNESSEE	SQUARE FOOTAGE OF SITE: 192,541 SF	
	MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET: 0 SIDE YARD: 0 REAR YARD: 0	

- NOTES:**
- ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKING, AND SIGNAGE SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL OFF-SITE IMPROVEMENTS AND PHASING OF IMPROVEMENTS SHALL BE DETERMINED FOLLOWING THE EVALUATION OF THE TIS AND BE COMPLETED AS PART OF THE SITE PLAN SUBMITTAL. ALL OFF-SITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.



A-A SECTION



CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL: 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

Revisions:

Drawing Notes:

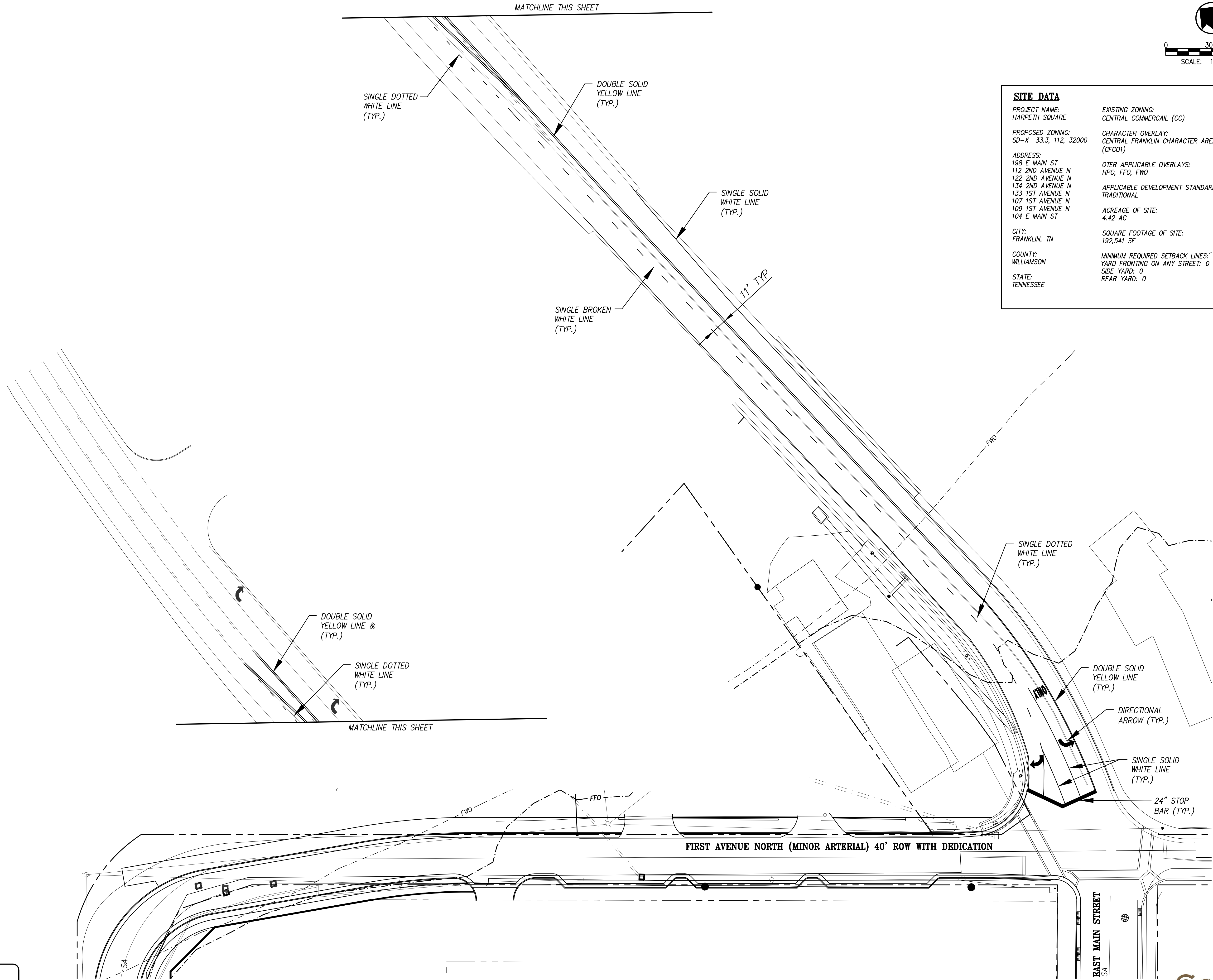
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

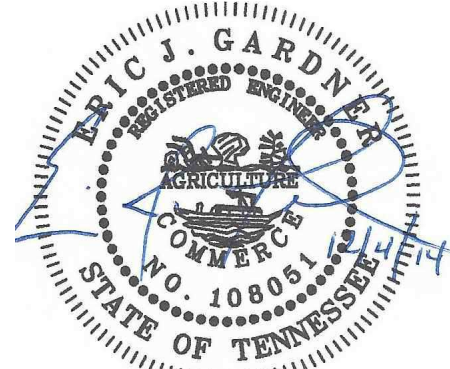
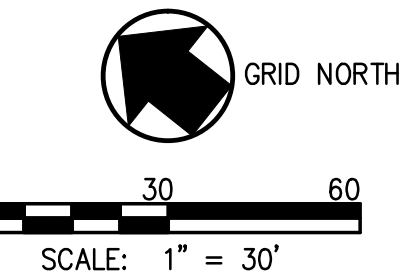
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb16209@gmail.com
615.975.5765

OFF-SITE ROAD
IMPROVEMENT
PLAN
COF# 4713

C7.0




SITE DATA		
PROJECT NAME: HARPETH SQUARE	EXISTING ZONING: CENTRAL COMMERCIAL (CC)	OWNERS: JAYMAR DEVELOPMENT JAY FRANKS 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 615.300.0001 jfranks130@men.com
PROPOSED ZONING: SD-X 33.3, 112, 32000	CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
ADDRESS: 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 134 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 104 E MAIN ST	OTER APPLICABLE OVERLAYS: HPO, FFO, FWO	DANMARK COMPANY WILLIAM DEPRIEST 2060 HILLSBORO ROAD FRANKLIN, TN 37069 615.794.2808 depriestcompany@att.net
CITY: FRANKLIN, TN	APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL	RON SHUFF FAMILY PARTNERSHIP RONALD L SHUFF 127 2ND AVENUE NORTH FRANKLIN, TN 37064
COUNTY: WILLIAMSON	ACREAGE OF SITE: 4.42 AC	
STATE: TENNESSEE	SQUARE FOOTAGE OF SITE: 192,541 SF	
	MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET: 0 SIDE YARD: 0 REAR YARD: 0	



**CANNON & CANNON INC.**
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

Revisions:

Drawing Notes:

**GDC**
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC 4, 2014

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gggamb@209@gmail.com
615.975.5765

OFF-SITE
PAVEMENT
MARKING
PLAN
COF# 4713

C7.1



GLASS CORNER



STEEL & GLASS INTEGRATED WITH BRICK



MATERIAL VARIETY IN A MIXED-USE PROJECT



CORNER OF FIRST AND MAIN VIEW: HARPEIH SQUARE



MAIN STREETVIEW : HARPEIH SQUARE



MAIN STREETVIEW : HARPEIH SQUARE



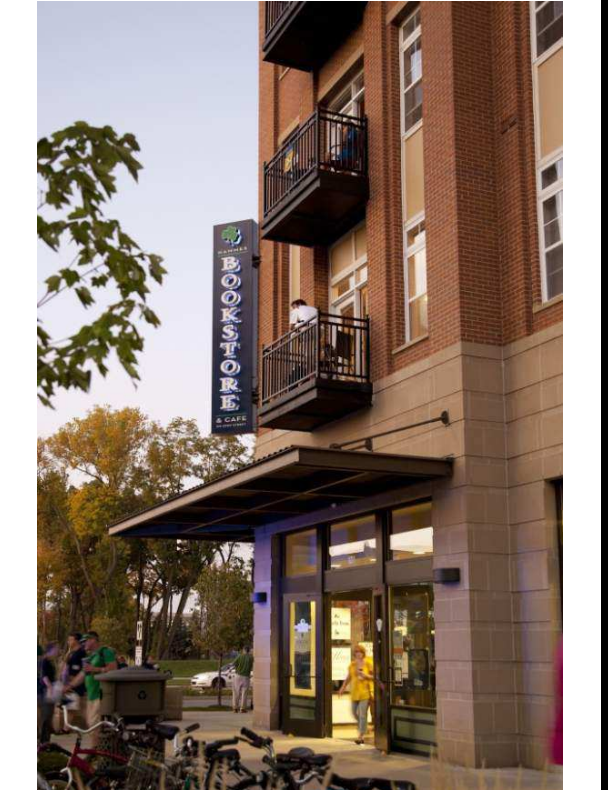
CORNER OF FIRST AND MAIN VIEW : HARPEIH SQUARE



FOUR STORY BRICK



RESIDENTIAL DETAIL & SCALE



CORNER BALCONIES

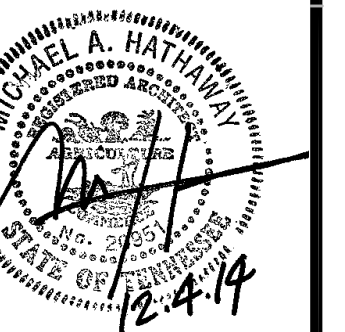
GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC. 4, 2014

906

STUDIO

ARCHITECTS



DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER

COF# 4713

A1.0



SECOND AVENUE HOTEL ENTRANCE:
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



FESTIVAL LIGHTING / STREET FURNITURE



CORNER OF FIRST AND BRIDGE: HARPETH SQUARE



HOTEL ENTRANCE



STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



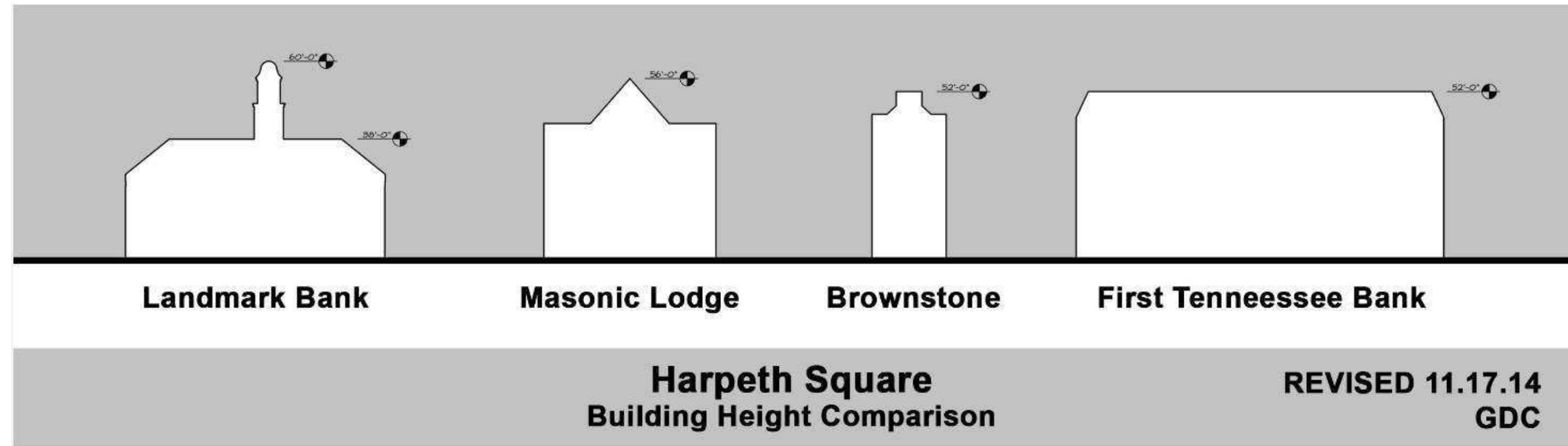
SECOND AVENUE VIEW: HARPETH SQUARE



CORNER OF SECOND AND MAIN: HARPETH SQUARE



CORNER OF FIRST AND BRIDGE: HARPETH SQUARE



SITE DATA:

PROJECT NAME:	HARPETH SQUARE
PROPOSED ZONING:	SD-X
PROJECT NUMBER:	4713
SUBDIVISION:	198 E MAIN ST
LOT NUMBER:	112 2ND AVENUE N
ADDRESS:	122 2ND AVENUE N
	134 2ND AVENUE N
	133 1ST AVENUE N
	107 1ST AVENUE N
	109 1ST AVENUE N
	104 E MAIN ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.42 AC
SQUARE FOOTAGE OF SITE:	192,341 SF
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 0
	SIDE YARD: 0
	REAR YARD: 0
OWNER:	JAYMAR DEVELOPMENT
	JAY FRANKS
	144 SOUTHEAST PARKWAY, SUITE 230
	FRANKLIN, TN 37064
	615.300.0001
	jfrank130@jmn.com
	HARPETH ASSOCIATES LLC
	J. RODERICK HELLER III
	144 SOUTHEAST PARKWAY, SUITE 230
	FRANKLIN, TN 37064
	202.257.5200
	roderickheller10@gmail.com
	DANMARK COMPANY
	WILLIAM DEPRIEST
	2800 HILLSBORO ROAD
	FRANKLIN, TN 37069
	615.794.2908
	depriestcompany@att.net
	RON SHUFF FAMILY PARTNERSHIP
	RONALD L SHUFF
	127 2ND AVENUE NORTH
	FRANKLIN, TN 37064
APPLICANT:	HARPETH ASSOCIATES LLC
	J. RODERICK HELLER III
	144 SOUTHEAST PARKWAY, SUITE 230
	FRANKLIN, TN 37064
	202.257.5200
	roderickheller10@gmail.com

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: DEC. 4, 2014

906
STUDIO
ARCHITECTS

Michael A. Harker
12-4-14



MAIN STREET ELEVATION
NOT TO SCALE

MATERIALS LIST

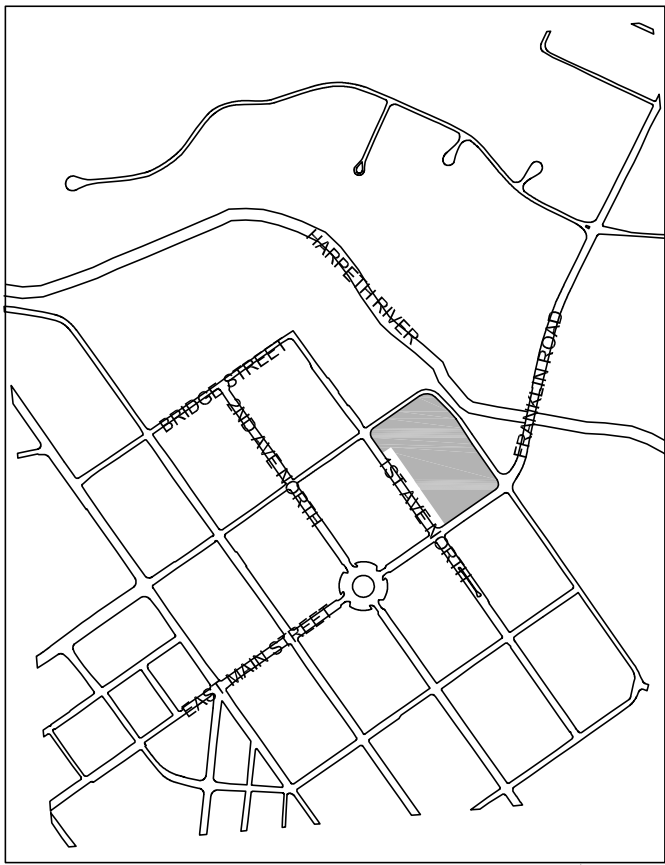
- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 151 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP
SCALE 1" = 1000'

DEVELOPMENT PLAN
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.976.5765

CONCEPT
ELEVATIONS
COF# 4713

A3.0

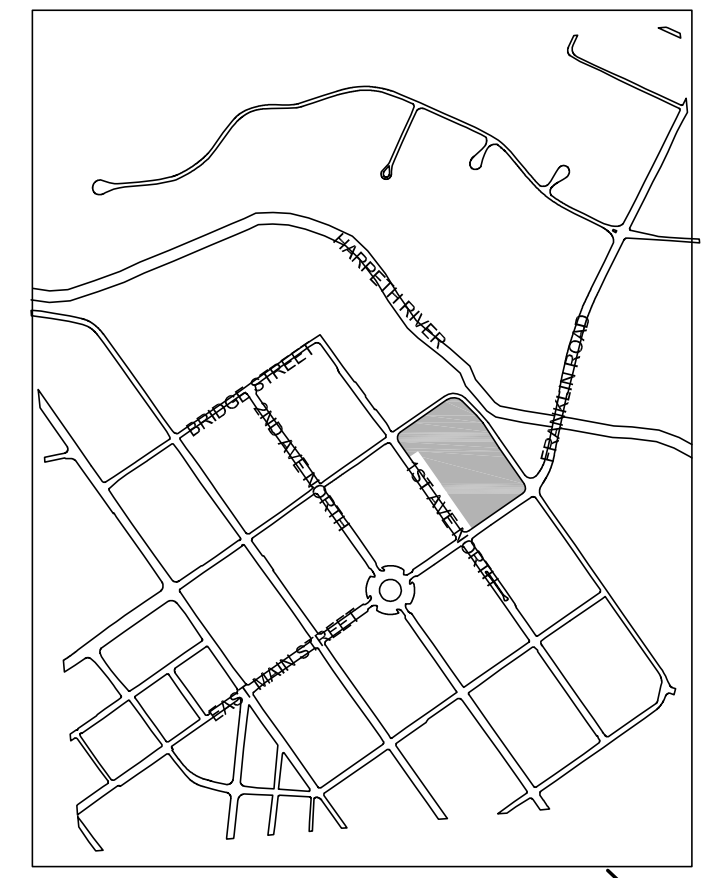


BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'