

REZONING REQUEST FOR *WATER'S EDGE PUD SUBDIVISION* REVISION 2

A PLANNED RESIDENTIAL DEVELOPMENT MAP 89 PARCELS 49.00 FRANKLIN, TENNESSEE

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

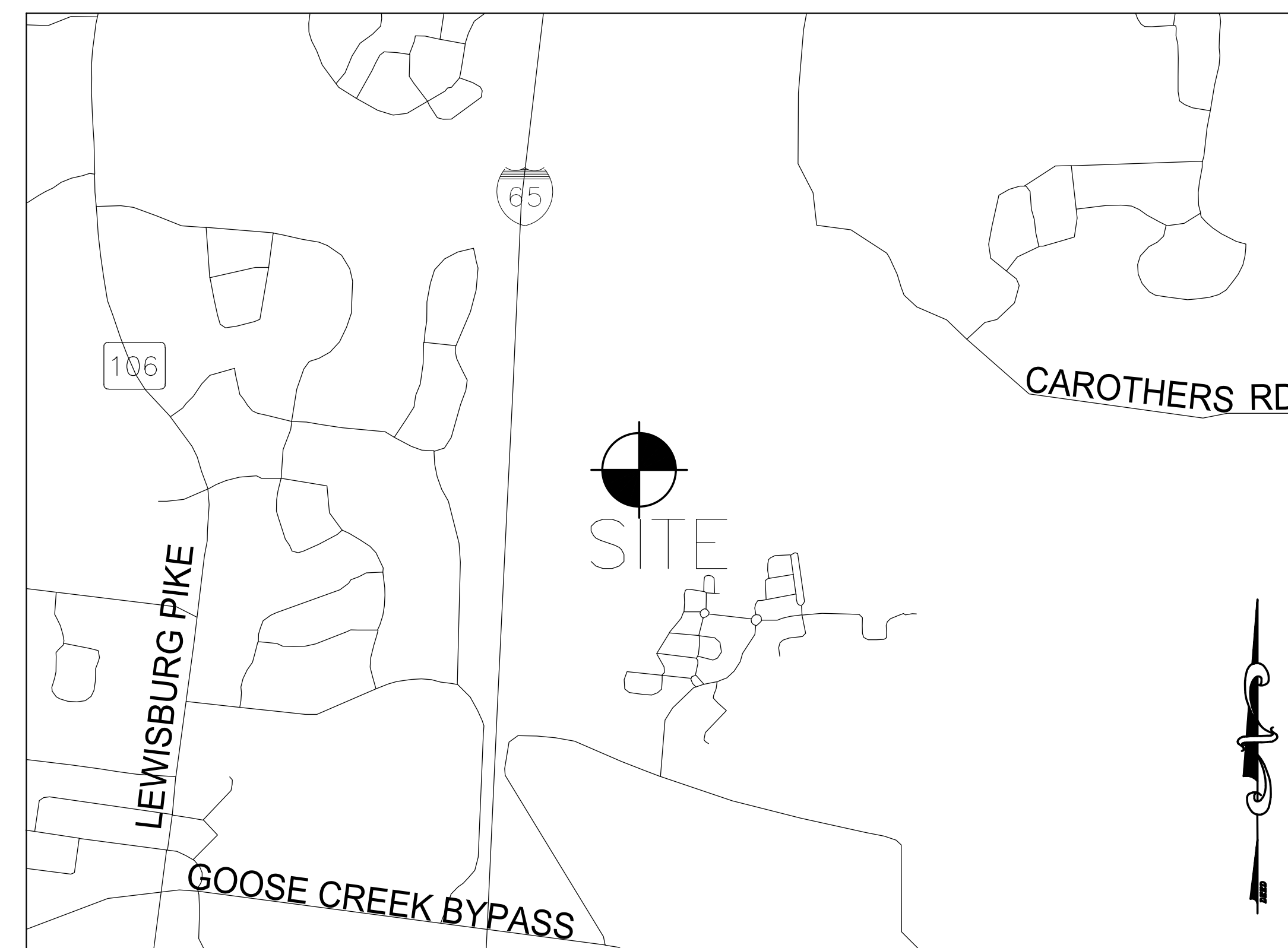
BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

PLANNER / LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

CIVIL ENGINEER:
LAND SOLUTIONS COMPANY
LYNN EALEY
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.969.9202
LYNN@LANDSOLUTIONSCO.NET

SURVEY DATA PROVIDED BY:
DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF FRANKLIN, TENNESSEE

REVISION 2

THIS REVISION IS TO ACCOMPANY DEVELOPMENT PLAN REVISION 4 WHICH INCLUDES A LOT LAYOUT CHANGE FOR THE SOUTHWEST PORTION OF THE SITE. THIS AREA COVERTS LOT TYPES FROM "SINGLE FAMILY DETACHED B" TO "SINGLE FAMILY DETACHED C" AND "COTTAGE" TYPES. THE TOTAL NUMBER OF LOTS INCREASES FROM 367 TO 395, WHICH IS AN INCREASE OF 28 LOTS.

PARKLAND DEDICATION NOTE:

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACENT TO THE HARPETH RIVER.

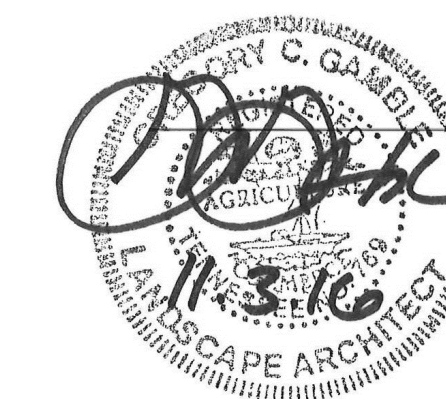
395 UNITS = 258,000 SF (5.92 ACRES) OF REQUIRED DEDICATED PARKLAND.
(35 UNITS X 1,200 SF) + (360 UNITS X 600 SF)

PROPOSED TRAIL: 9600 LINEAR FEET
ASSOCIATED 25' EASEMENT: 240,000 SF (5.5 ACRES)
CANOE ACCESS: 1,200 SF (.03 ACRES)

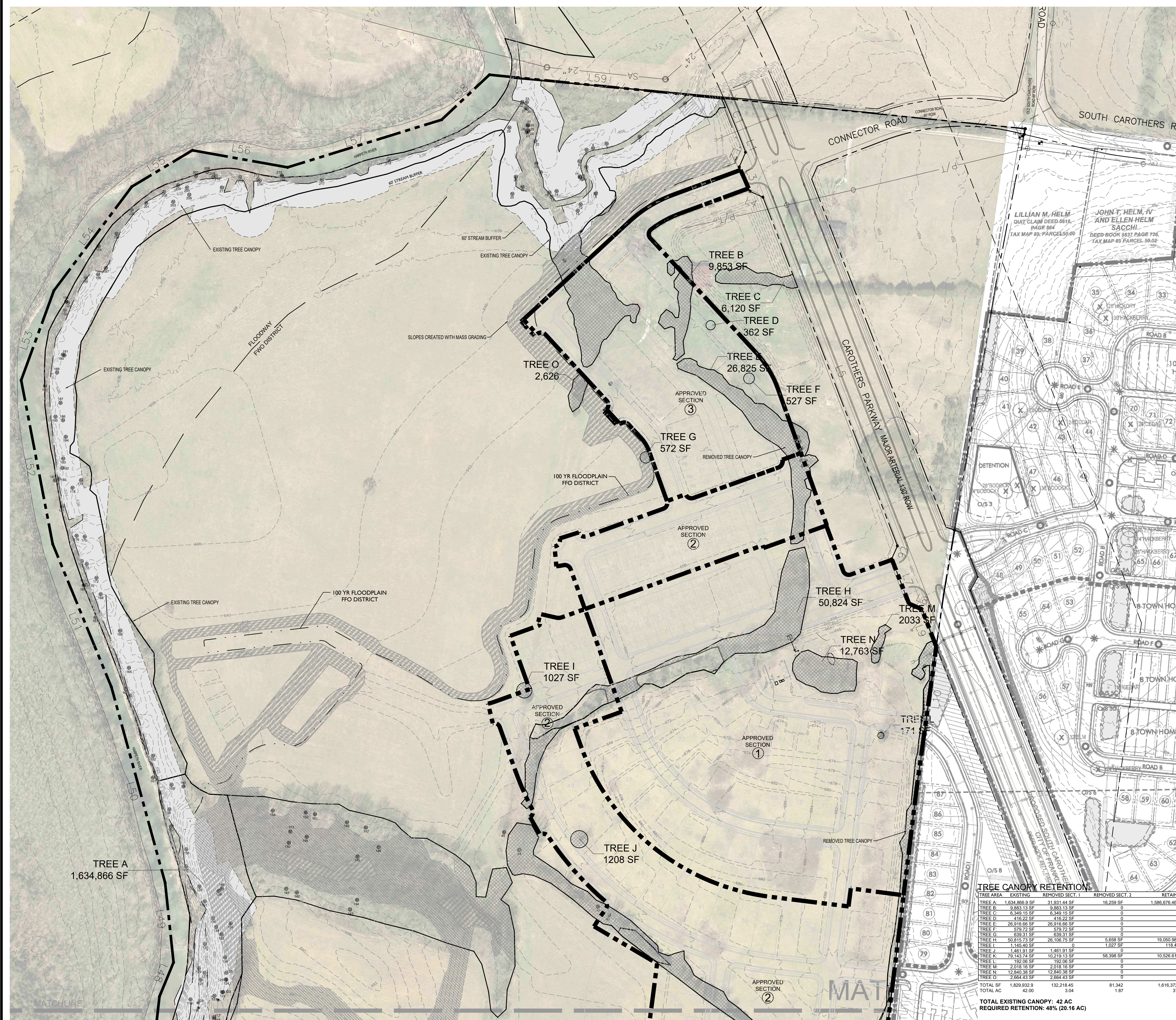
GREENWAY TRAIL EASEMENT TO BE AAPE - ALL PUBLIC ACCESS EASEMENT.

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS PLAN
C 1.1	ENLARGED EXISTING CONDITIONS PLAN
C 1.2	ENLARGED EXISTING CONDITIONS PLAN



OCTOBER 10, 2016
COF #6283
REVISION DATE:
1. November 3, 2016

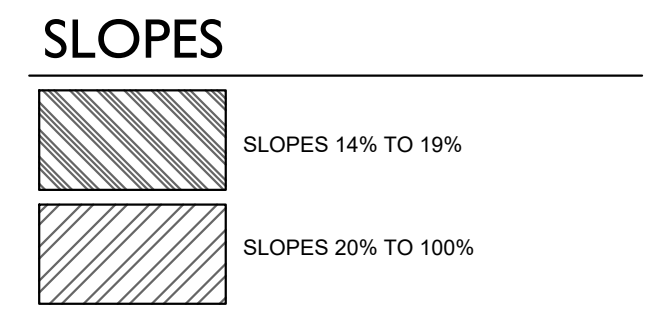


TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED SECT. 1	REMOVED SECT. 2	RETAINED
TREE A	1,634,866.9 SF	31,931.44 SF	19,229 SF	1,582,706.46 SF
TREE B	9,853.13 SF	9,853.13 SF	0	0
TREE C	6,120.15 SF	6,120.15 SF	0	0
TREE D	416.22 SF	416.22 SF	0	0
TREE E	26,825.69 SF	26,825.69 SF	0	0
TREE F	572.72 SF	572.72 SF	0	0
TREE G	572.72 SF	572.72 SF	0	0
TREE H	50,824.73 SF	26,106.72 SF	5,658 SF	19,059.98 SF
TREE I	1,145.40 SF	1,145.40 SF	0	0
TREE J	1,461.91 SF	1,461.91 SF	0	0
TREE K	79,143.74 SF	10,219.13 SF	58,398 SF	10,526.61 SF
TREE L	192.98 SF	192.98 SF	0	0
TREE M	2,016.16 SF	2,016.16 SF	0	0
TREE N	12,763.38 SF	12,763.38 SF	0	0
TREE O	2,626.43 SF	2,626.43 SF	0	0
TOTAL SF	1,829,932.9	132,218.45	81,342	1,616,372.45
TOTAL AC	42.00	3.04	1.87	37.11

TOTAL EXISTING CANOPY: 42 AC
REQUIRED RETENTION: 48% (20.16 AC)

REMOVED TREE CANOPY WITH PREVIOUSLY APPROVED SITE PLANS



SITE DATA

PROJECT NAME: WATERS EDGE REZONING REQUEST, REVISION 2
 PROJECT NUMBER: 6283
 SUBDIVISION: WATERS EDGE PUD
 LOT NUMBER: N/A
 ADDRESS: 4413 S CAROTHERS RD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SD-R (1.91)
 PROPOSED DENSITY: SD-R (2.02)
 CHARACTER AREA OVERLAY: MECO-6
 FLOODWAY FLOODWAY FRINGE OVERLAY
 FLOODWAY FLOODWAY OVERLAY
 CONVENTIONAL
 TOTAL AC: 196.5 AC
 TOTAL SF: 6,515,366 SF
 MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS ON SHEET C2.2, C2.3)

APPLICABLE DEVELOPMENT STANDARD: FFWO FLOODWAY FRINGE OVERLAY
 FLOODWAY FLOODWAY OVERLAY
 CONVENTIONAL
 TOTAL AC: 196.5 AC
 TOTAL SF: 6,515,366 SF
 MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS ON SHEET C2.2, C2.3)

OWNER/APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC
 ADDRESS: 100 SADDLE SPRINGS BLVD
 THOMPSONS STATION, TN 37179

OFFICE PHONE: N/A
 CONTACT: N/A
 EMAIL ADDRESS: N/A

PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
 ADDRESS: 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TN 37064
 615.975.5785
 CONTACT: GREG GAMBLE
 EMAIL ADDRESS: GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE: N/A
 BUILDING HEIGHT: 2 STORY
 LANDSCAPE SURFACE RATIO: 40
 MINIMUM LANDSCAPE SURFACE RATIO: 10
 PARKING REQUIREMENTS: SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
 2.02 UNITS/AC
 41.87 AC

RESIDENTIAL DENSITY: 2.02 UNITS/AC
 EXISTING TREE CANOPY: 2.29 UNITS/AC
 REQUIRED CANOPY PRESERVATION: 3.11 UNITS/AC
 PARKLAND (IF APPLICABLE): 228 SINGLE FAMILY DETACHED
 OPEN SPACE: 41.87 AC
 FORMAL PROVIDED: 9.77 AC
 INFORMAL PROVIDED: 12.61 AC
 TOTAL PROVIDED: 22.38 AC
 TOTAL REQUIRED: 117.66 AC

OVERALL DENSITY: 2.02 UNITS/AC
 NET DENSITY (MINUS ROW): 2.29 UNITS/AC
 NET DENSITY (MINUS ROW & CONSTRAINTS): 3.11 UNITS/AC
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 228 SINGLE FAMILY DETACHED
 167 SINGLE FAMILY ATTACHED
 N/A

NONRESIDENTIAL SQUARE FOOTAGE: N/A
 INCOMPATIBLE USE BUFFER: NONE

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON CAROTHERS PARKWAY.
 385"350 GPD = 138,250 GPD

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPAIR/REUSE (REUSE) WATER FACILITIES
 REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
 THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE MAIN ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLETES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES
 DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE
 FRANKLIN FIRE STATION #2 - 3.8 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
 A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE WEST.

PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES.
 385 X 64 = 24,640 STUDENTS

TRINITY ELEMENTARY 3.5 MILES
 PAGE MIDDLE SCHOOL 4.6 MILES
 PAGE HIGH SCHOOL 4.8 MILES

REFUSE COLLECTION
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

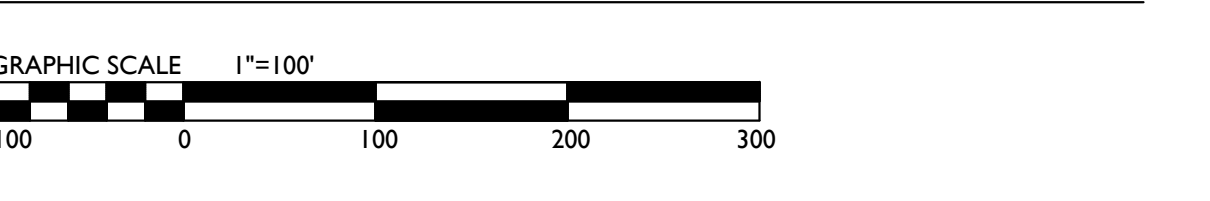
RESTRICTIVE COVENANTS
 THE WATERS EDGE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

SPECIMEN TREES

#	TREE	SIZE	CONDITION	#	TREE	SIZE	CONDITION
1	OSAGE	24	REMOVED - SECTION 1	111	OSAGE	24	
2	LOCUST	30		112	HACKBERRY	18	
3	OSAGE	36		113	OSAGE	36	
4	ASH	20		114	HACKBERRY	24	
5	HACKBERRY	28		115	HACKBERRY	2	
6	SYCAMORE	24		116	OSAGE	34	
7	WALNUT	28		117	OSAGE	24	
8	OSAGE	36	DEAD	118	CEDRAR	20	
9	HACKBERRY	32		119	HACKBERRY	24	
10	OSAGE	18		120	CEDRAR	20	POOR
11	HACKBERRY	20		121	OSAGE	30	
12	SYCAMORE	36		122	OSAGE	28	
13	OSAGE	24		123	OSAGE	20	
14	OSAGE	36	DEAD	124	OSAGE	15	
15	HACKBERRY	24		125	OSAGE	20	
16	HACKBERRY	20		126	OSAGE	24	
17	HACKBERRY	28		127	OSAGE	24	
18	HACKBERRY	36		128	OSAGE	24	
19	HACKBERRY	30		129	OSAGE	24	DEAD
20	ELM	24		130	OSAGE	40	POOR
21	HACKBERRY	36		131	OSAGE	24	POOR
22	HACKBERRY	30	POOR	132	OSAGE	36	DEAD
23	ELM	15		133	OSAGE	15	POOR
24	ELM	12		134	MAPLE	24	POOR
25	ELM	20		135	OSAGE	24	
26	ELM	20		136	OSAGE	20	
27	ELM	20		137	OSAGE	24	
28	ELM	20		138	OSAGE	30	
29	ASH	20		139	OSAGE	36	
30	HACKBERRY	24		140	HACKBERRY	36	
31	HACKBERRY	24		141	MAPLE	24	
32	WALNUT	24		142	MAPLE	28	
33	HACKBERRY	24		143	MAPLE	24	
34	HACKBERRY	24		144	HACKBERRY	24	
35	OSAGE	24	REMOVED - SECTION 1	145	WALNUT	24	DEAD
36	HACKBERRY	24	REMOVED - SECTION 1	146	WALNUT	24	
37	HACKBERRY	32	REMOVED - SECTION 1	147	HICKORY	24	
38	HACKBERRY	24	REMOVED - SECTION 1	148	HACKBERRY	28	
39	HACKBERRY	24	REMOVED - SECTION 1	149	OSAGE	28	
40	HACKBERRY	36	REMOVED - SECTION 1	150	HICKORY	30	
41	HACKBERRY	36	REMOVED - SECTION 1	151	OSAGE	24	
42	HACKBERRY	34	REMOVED - SECTION 2	152	WALNUT	28	
43	HACKBERRY	24	REMOVED - SECTION 2	153	HICKORY	32	
44	ELM	40	REMOVED - SECTION 2	154	OSAGE	24	
45	OSAGE	20		155	OSAGE	48	
46	ELM	40		156	MAPLE	36	DEAD
47	ASH	48		157	OSAGE	30	DEAD
48	ASH	30		158	HACKBERRY	30	
49	HACKBERRY	40		159	OSAGE	24	
50	OSAGE	24		160	HICKORY	24	
51	MAPLE	24		161	OSAGE	24	
52	POPLAR	24		162	OSAGE	26	
53	POPLAR	24		163	OSAGE	24	
54	MAPLE	24		164	OSAGE	24	
55	OSAGE	28		165	OSAGE	24	
56	MAPLE	24		166	OSAGE	26	
57	MAPLE	26		167	ELM	26	
58	POPLAR	20		168	SYCAMORE	30	
59	OSAGE	40	DEAD	169	OSAGE	24	
60	ASH	24		170	ELM	30	
				171	HACKBERRY	24	REMOVED - SECTION 1

EXISTING CONDITIONS



WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 2
 PARCEL 49.00 ON TAX MAP 89
 FRANKLIN, TENNESSEE



ISSUED: OCTOBER 10, 2016

Revision Date

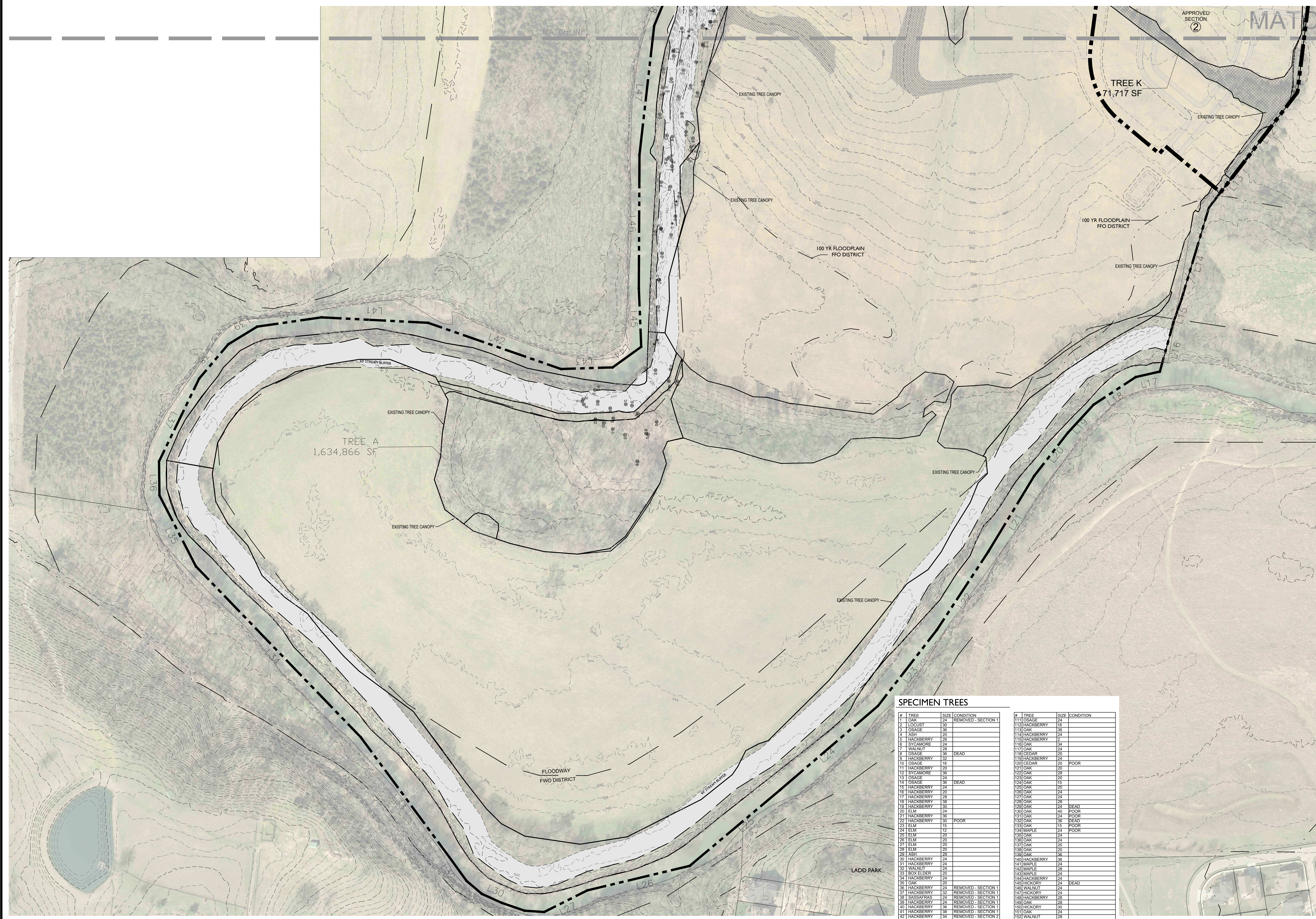
1	November 3, 2016
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SHEET

C1.1

COF # 6283

WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 2
 PARCEL 49.00 ON TAX MAP 89
 FRANKLIN, TENNESSEE



SPECIMEN TREES

#	TREE	SIZE	CONDITION	#	TREE	SIZE	CONDITION
1	OAK	24	REMOVED - SECTION 1	111	OSAGE	24	
2	LOCUST	30		112	HACKBERRY	18	
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17	HACKBERRY	20		127	OAK	24	
18	HACKBERRY	38		128	OAK	28	DEAD
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20	ELM	24		130	OAK	40	POOR
21	HACKBERRY	38		131	OAK	24	POOR
22	HACKBERRY	30	POOR	132	OAK	36	DEAD
23	ELM	15		133	OAK	15	POOR
24	ELM	12		134	MAPLE	24	POOR
25	ELM	20		135	OAK	24	
26	ELM	20		136	OAK	24	
27	ELM	20		137	OAK	20	
28	ELM	20		138	OAK	20	
29	ELM	20		139	OAK	36	
30	HACKBERRY	24		140	HACKBERRY	36	
31	HACKBERRY	24		141	MAPLE	24	
32	WALNUT	24		142	MAPLE	28	
33	BOX ELDER	20		143	MAPLE	24	
34	HACKBERRY	24		144	HACKBERRY	24	
35	OAK	20		145	HICKORY	24	DEAD
36	HACKBERRY	24	REMOVED - SECTION 1	146	WALNUT	24	
37	HACKBERRY	32	REMOVED - SECTION 1	147	HICKORY	24	
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39	HACKBERRY	24	REMOVED - SECTION 1	149	OAK	24	
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41	HACKBERRY	38	REMOVED - SECTION 1	151	OAK	24	
42	HACKBERRY	34	REMOVED - SECTION 2	152	WALNUT	28	
43	HACKBERRY	34	REMOVED - SECTION 2	153	HICKORY	32	
44	ELM	40	REMOVED - SECTION 2	154	OAK	24	
45	OAK	20		155	OAK	48	
46	ELM	40		156	MAPLE	36	DEAD
47	ASH	48		157	OAK	30	DEAD
48	ASH	36		158	HACKBERRY	36	
49	HACKBERRY	40		159	OAK	24	
50	OAK	24		160	HICKORY	24	
51	MAPLE	24		161	OAK	24	
52	POPULAR	24		162	OAK	26	
53	POPULAR	24		163	OAK	24	
54	MAPLE	24		164	OAK	24	
55	OAK	28		165	OAK	24	
56	MAPLE	24		166	OAK	28	
57	MAPLE	28		167	ELM	28	
58	POPULAR	28		168	SYCAMORE	28	
59	OAK	40	DEAD	169	OAK	24	
60	ASH	24		170	ELM	20	
				171	HACKBERRY	24	REMOVED - SECTION 1

TREE CANOPY
 REMOVED TREE CANOPY WITH PREVIOUSLY APPROVED SITE PLANS

SLOPES
 SLOPES 14% TO 19%
 SLOPES 20% TO 100%

EXISTING CONDITIONS
 GRAPHIC SCALE 1"=100'
 0 100 200 300



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