

REVISED DEVELOPMENT PLAN SUBMITTAL

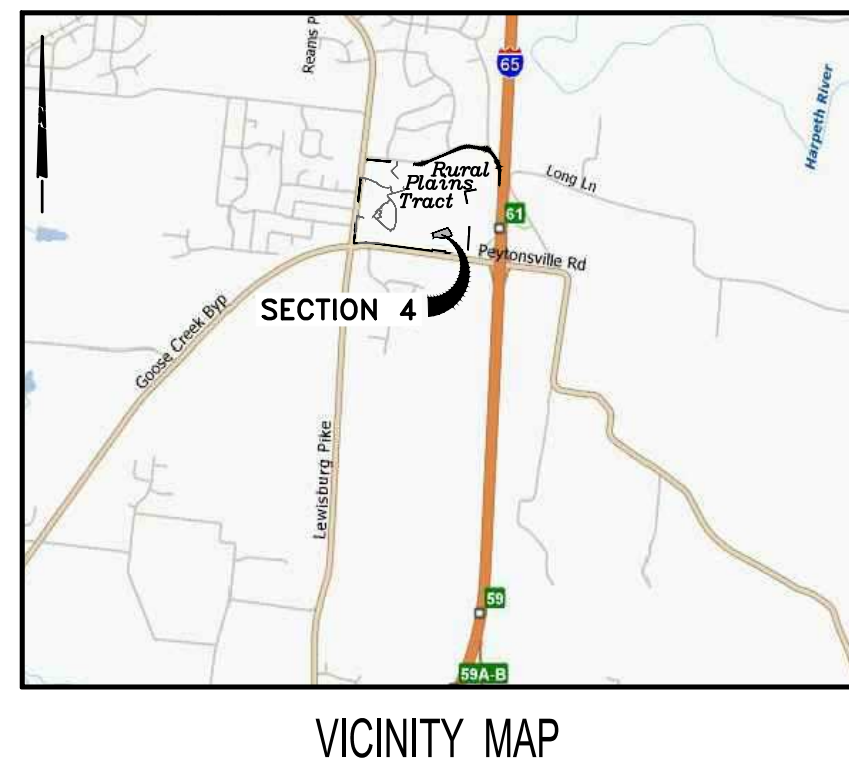
# BERRY FARMS PUD SUBDIVISION

SECTION 4, REVISION 1 (HAMPTON INN & SUITES)

PLANNED RESIDENTIAL / PLANNED COMMERCIAL

FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT #5860



June 8, 2015  
Resubmitted: July 2, 2015

#### SITE DATA (SECTION 4)

PROJECT NAME: BERRY FARMS TOWN CENTER  
HAMPTON INN & SUITES - SECTION 4

PROJECT NO.: COF NO.  
SUBDIVISION: BERRY FARMS TOWN CENTER  
ADDRESS: 7101 BERRY FARMS CROSSING  
CITY: FRANKLIN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 10TH

MAP AND PARCEL: MAP 117A GROUP B, PARCELS 7 & 13  
EXISTING ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)  
CHARACTER AREA OVERLAY: CCOO-3  
OTHER APPLICABLE OVERLAYS: FFO (FLOODWAY FRINGE OVERLAY DISTRICT)  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

SITE ACREAGE: 2.82 Ac. (123,049 S.F.)  
DEVELOPABLE SITE: 2.82 Ac. (123,049 S.F.)

MINIMUM REQUIRED SETBACK LINES:  
YARD FRONTING ON ANY STREET: 12' (SEE PATTERN BOOK)  
YARD FRONTING SERVICE DRIVE OR PARKING: 3 FEET

OWNER: BNB-WCO INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS PARTNERSHIP  
2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TN 37067  
(615) 550-5580  
(615) 550-5576  
pfowcet@boyle.com  
Mr. Phil Cowsett

ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TN 37067  
(615) 550-5580  
(615) 550-5576  
pfowcet@boyle.com  
Mr. Phil Cowsett

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
(615) 385-4020  
jparker@leainc.com  
Mr. Jack Parker

PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:

PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:

BUILDING SQUARE FOOTAGE SECTION 4:  
HOTEL (4 STORIES) 74,873 S.F.  
TOTAL BUILDING SQ. FT. 74,873 S.F.

BUILDING HEIGHT: 40'-3"

LANDSCAPE SURFACE RATIO: 0.24  
MINIMUM LANDSCAPE SURFACE RATIO: 0.20  
INCOMPATIBLE-USE BUFFER REQUIRED: NONE

MINIMUM REQUIRED PARKING:  
HOTEL (1 SP/ROOM) 124 SPACES  
PLUS 0.75/EMPLOYEE (25 EMPLOYEES) 19 SPACES  
PLUS 0.17/PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS) 20 SPACES  
REQUIRED PARKING WITHOUT SHARING FACTOR 163 SPACES

1.7 SHARING FACTOR PER BFTC PATTERN BOOK 67 SPACES  
TOTAL REQUIRED PARKING: 96 SPACES

PARKING PROVIDED:  
TYPICAL PARKING 119 SPACES  
ADA ACCESSIBLE PARKING 5 SPACES  
TOTAL PARKING PROVIDED 124 SPACES

BICYCLE PARKING REQUIRED: 7 SPACES  
(1/20 SURFACE SPACES - 128/20)

BICYCLE PARKING PROVIDED: 8 SPACES

RESIDENTIAL DENSITY: N/A  
TREE CANOPY: N/A  
PARKLAND: N/A

OPEN SPACE:  
MIN. FORMAL OPEN SPACE REQUIRED 6,153 S.F. (5% OF GROSS DEV.)  
FORMAL OPEN SPACE PROVIDED 0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)  
TOTAL FORMAL OPEN SPACE PROVIDED 0.0 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

#### RURAL PLAINS RESIDENTIAL LAND USE DATA SECTION 4

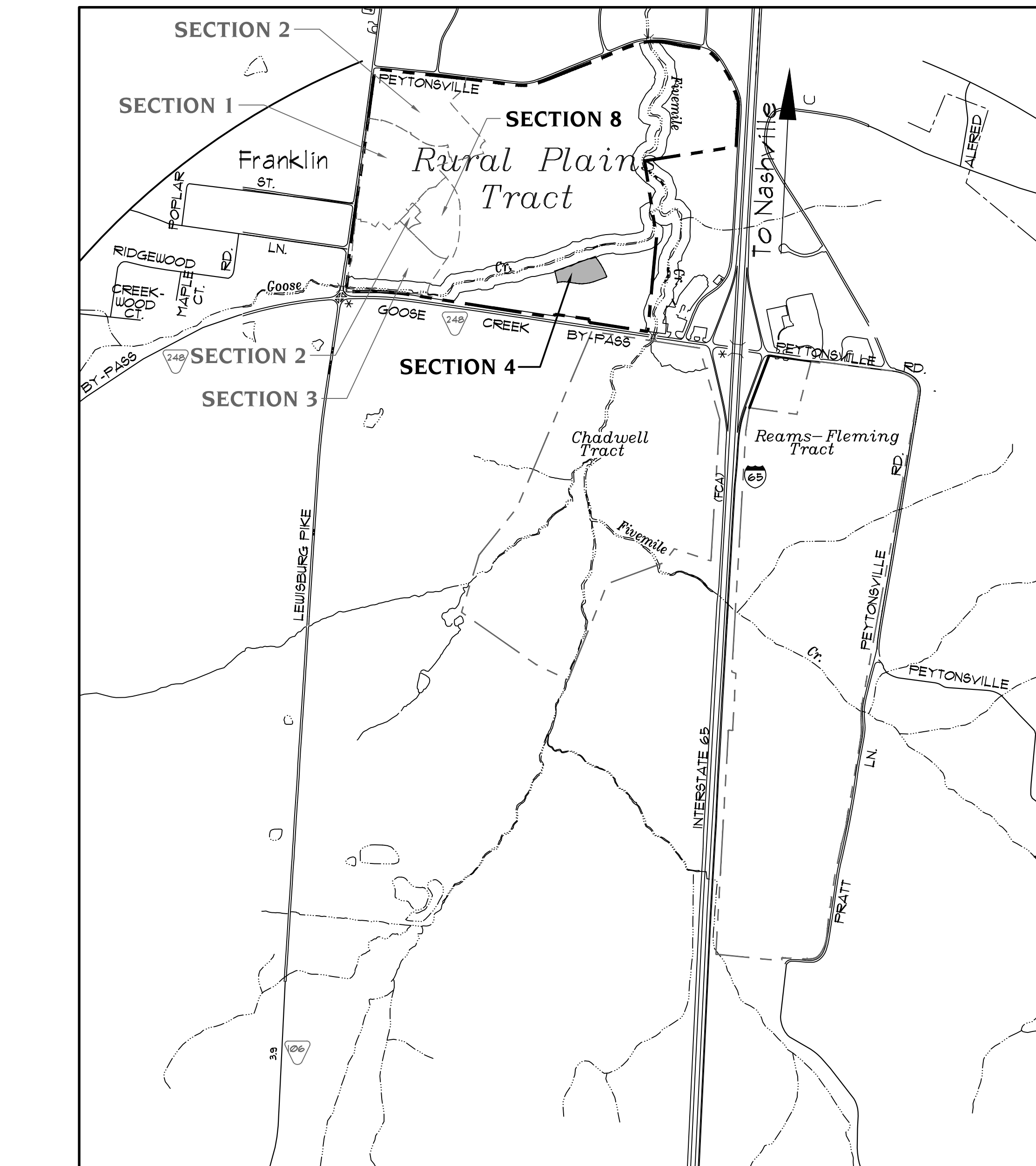
| DEVELOPMENT  | APPROVAL DATE | PR ZONED ACRES | SINGLE FAMILY DWELLING UNITS | MULTI-FAMILY TOWNHOME DWELLING UNITS | TOTAL DWELLING UNITS | LOT NUMBERS OF BUILDABLE LOTS               | LOT NUMBERS OF OPEN SPACE LOTS    | REMAINING ACRES | REMAINING DWELLINGS |
|--------------|---------------|----------------|------------------------------|--------------------------------------|----------------------|---------------------------------------------|-----------------------------------|-----------------|---------------------|
| CONCEPT PLAN | 02/24/2005    | • 223.0        | 143                          | 503                                  | 646                  | -                                           | -                                 | • 223.0         | 646                 |
| SECTION 1    |               | 19.03          | 51                           | 41                                   | 92                   | 2-10, 14-33, 36-40, 42-60, 66-88, 91-108    | 1, 11-13, 34-35, 41, 61-65, 89-90 | 203.97          | 554                 |
| SECTION 2    |               | 18.28          | 51                           | 15                                   | 66                   | 108-120, 122-128, 131-146, 148-159, 161-175 | 121, 129, 130, 147, 160 & 176     | 185.68          | 488                 |
| SECTION 3    |               | 16.40          | 0                            | 21                                   | 21                   | 304                                         | 300, 309, 312 & 313               | 169.28          | 467                 |
| SECTION 6    |               | 0.81           | 0                            | 5                                    | 5                    | 1-5                                         | 6-8                               | 168.47          | 462                 |
| SECTION 7    |               | 34.41          | 64                           | 32                                   | 96                   | 7001-7096                                   | 7102-7108, 7110-7112              | 134.06          | 366                 |
| SECTION 4    |               | 2.82           | 0                            | 0                                    | 0                    | 199, 205                                    | -                                 | 134.06          | 366                 |

#### NOTES:

- IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVEWORK SCENARIOS, ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
- LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

#### RURAL PLAINS COMMERCIAL LAND USE DATA SECTION 4

| DEVELOPMENT  | APPROVAL DATE | COMMERCIAL ZONED ACRES | USE                 | LOT NUMBERS OF BUILDABLE LOTS | COMMERCIAL SQ. FT. | CIVIC USE SQ. FT. | LOT NUMBERS OF OPEN SPACE LOTS | REMAINING ACRES | COMMERCIAL SQ. FT. REMAINING | CIVIC USE TOTAL SQ. FT. |
|--------------|---------------|------------------------|---------------------|-------------------------------|--------------------|-------------------|--------------------------------|-----------------|------------------------------|-------------------------|
| CONCEPT PLAN | 02/24/2005    | • 142±                 |                     |                               | 1,134,625          | -                 | -                              | • 142±          | 1,134,625                    | -                       |
| SECTION 1    |               |                        | AMENITY CENTER      |                               |                    | 774               |                                |                 | 1,134,625                    | 774                     |
| SECTION 2    |               |                        |                     |                               |                    |                   |                                |                 | 1,134,625                    |                         |
| SECTION 3    |               | 16.40                  | RETAIL & RESTAURANT | 301-305                       | 55,505             |                   | 300, 309, 312 & 313            | 125.6           | 1,079,120                    | 774                     |
| SECTION 6    |               | 0.81                   | RETAIL              | 1-5                           | 1,957              |                   | 6-8                            | 124.8           | 1,077,163                    |                         |
| SECTION 8    |               | 7.90                   | RETAIL              | 1                             | 66,697             |                   |                                | 116.9           | 1,010,466                    |                         |
| SECTION 4    |               | 2.82                   | HOTEL               | 199, 205                      |                    |                   |                                | 114.08          |                              |                         |



#### SITE LOCATION MAP

1" = 1000'

#### INDEX OF SHEETS

| SHT. # | TITLE                              |
|--------|------------------------------------|
| C0.0   | COVER SHEET                        |
| C1.0   | EXISTING CONDITIONS                |
| C2.0   | CURRENT BOMA APPROVED CONCEPT PLAN |
| C2.1   | PROPOSED DEVELOPMENT PLAN          |
| C3.0   | OVERALL SITE LAYOUT                |
| C3.1   | SITE LAYOUT                        |
| C4.0   | SITE GRADING & DRAINAGE            |
| C4.1   | STORMWATER MANAGEMENT PLAN         |
| C5.0   | SITE UTILITIES                     |
| L1.0   | MASTER TREE CANOPY / PRESERVATION  |
| L1.1   | MASTER TREE REMOVAL / PRESERVATION |
| E100   | SITE LIGHTING PHOTOMETRIC PLAN     |
| A-301  | EXTERIOR ELEVATIONS                |
| A-302  | EXTERIOR ELEVATIONS                |

#### OPEN SPACE REQUIREMENT CHART (SECTION 4)

| MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED<br>SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES<br>FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.<br>INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A |                |        |                       |                   |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|-----------------------|-------------------|------------|
| LOT NO.                                                                                                                                                                                                                                                            | CLASSIFICATION | TYPE   | SQ. FT. OF OPEN SPACE | AC. OF OPEN SPACE | PAVED AREA |
| AREA 'A'                                                                                                                                                                                                                                                           | AMENITY AREA   | FORMAL | 8,711 S.F.            | 0.20 Ac.          | 6,571 S.F. |
| TOTAL                                                                                                                                                                                                                                                              |                |        | 8,711 S.F.            | 0.20 Ac.          |            |

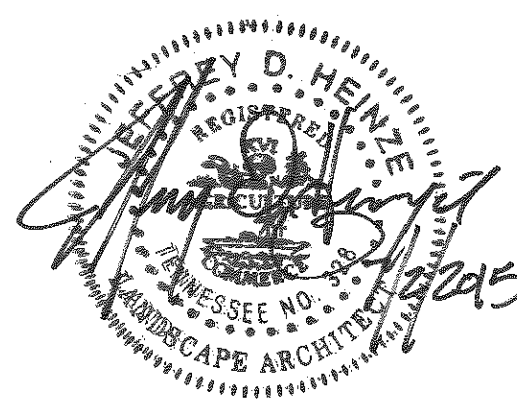
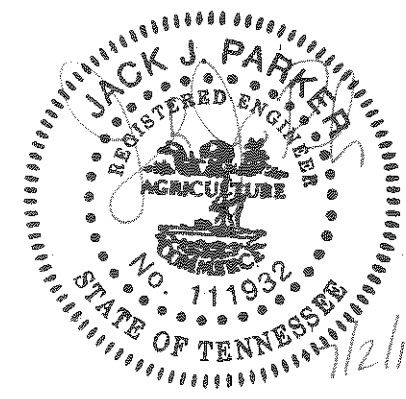
#### OPEN SPACE TAKE DOWN CHART RURAL PLAINS MINIMUM COMMON OPEN SPACE:

| DEVELOPMENT  | MIN. REQD. ACRES INFORMAL | PROPOSED ACRES INFORMAL | MIN. REQD. ACRES FORMAL | PROPOSED ACRES FORMAL | MIN. REQD. ACRES TOTAL | PROPOSED OPEN SPACE TOTAL | REMAINING ACRES |
|--------------|---------------------------|-------------------------|-------------------------|-----------------------|------------------------|---------------------------|-----------------|
| CONCEPT PLAN | 19.65                     | 52.1                    | 9.83                    | 12.12                 | 29.48                  | 64.21                     |                 |
| SECTION 1    | 0                         | 1.75                    | 0.69                    | 1.34                  | 2.77                   | 3.07                      | 61.14           |
| SECTION 2    | 0                         | 3.07                    | 0.91                    | 0                     | 3.66                   | 3.07                      | 58.07           |
| SECTION 3    | 1.50                      | 4.68                    | 0.75                    | 0                     | 3.01                   | 4.68                      | 53.39           |
| SECTION 6    | 0.16                      | 0.25                    | 0.0                     | 0                     | 0.16                   | 0.25                      | 53.14           |
| SECTION 8    | 0.0                       | 0.0                     | 0.0                     | 0                     | 0.0                    | 0.0                       | 53.14           |
| SECTION 4    | 0.0                       | 0.0                     | 0.14                    | 0.20                  | 0.14                   | 0.20                      | 52.94           |

PREPARED FOR:

**BNB-WCO INVESTORS, LLC**  
ON BEHALF OF  
**RURAL PLAINS PARTNERSHIP**  
2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TENNESSEE 37067  
Phone: (615) 550-5580

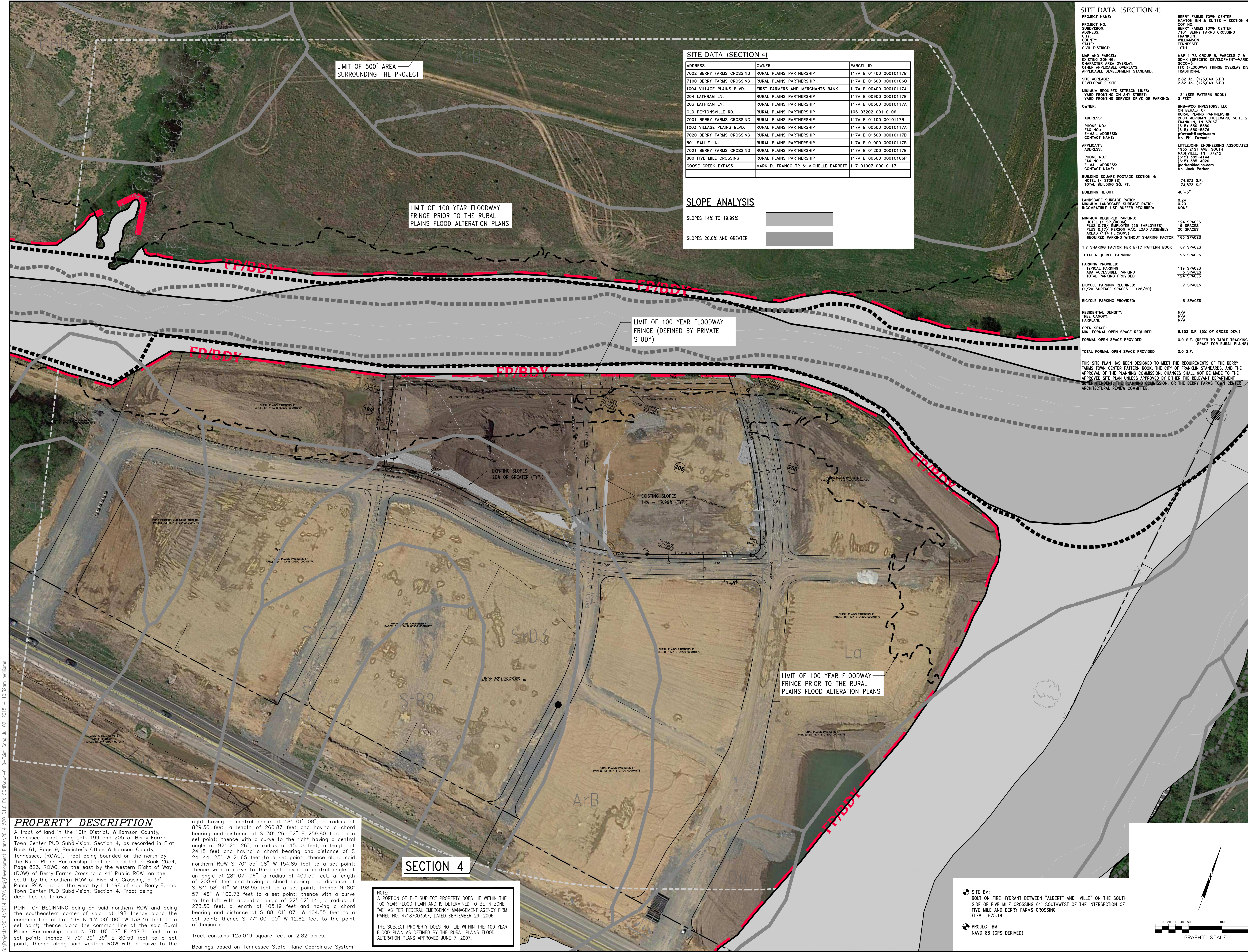
PREPARED BY:



**C0.0**

LEA JOB NO. 20141520

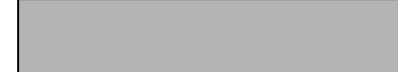




| SITE DATA (SECTION 4)     |                                      |                         |
|---------------------------|--------------------------------------|-------------------------|
| ADDRESS                   | OWNER                                | PARCEL ID               |
| 7002 BERRY FARMS CROSSING | RURAL PLAINS PARTNERSHIP             | 117A B 014000 00010117B |
| 7100 BERRY FARMS CROSSING | RURAL PLAINS PARTNERSHIP             | 117A B 016000 000101060 |
| 1004 VILLAGE PLAINS BLVD. | FIRST FARMERS AND MERCHANTS BANK     | 117A B 004000 00010117A |
| 204 LATHRAM LN.           | RURAL PLAINS PARTNERSHIP             | 117A B 009000 00010117B |
| 203 LATHRAM LN.           | RURAL PLAINS PARTNERSHIP             | 117A B 005000 00010117A |
| OLD PEYTONVILLE RD.       | RURAL PLAINS PARTNERSHIP             | 106 03202 00110106      |
| 7001 BERRY FARMS CROSSING | RURAL PLAINS PARTNERSHIP             | 117A B 011000 00010117B |
| 1003 VILLAGE PLAINS BLVD. | RURAL PLAINS PARTNERSHIP             | 117A B 003000 00010117A |
| 7020 BERRY FARMS CROSSING | RURAL PLAINS PARTNERSHIP             | 117A B 015000 00010117B |
| 501 SALLIE LN.            | RURAL PLAINS PARTNERSHIP             | 117A B 010000 00010117B |
| 7021 BERRY FARMS CROSSING | RURAL PLAINS PARTNERSHIP             | 117A B 012000 00010117B |
| 800 FIVE MILE CROSSING    | RURAL PLAINS PARTNERSHIP             | 117A B 006000 00010106P |
| GOOSE CREEK BYPASS        | MARK D. FRANCO TR & MICHELLE BARRETT | 117 01907 00010117      |

#### SLOPE ANALYSIS

SLOPES 14% TO 19.99%



SLOPES 20.0% AND GREATER



#### SITE DATA (SECTION 4)

PROJECT NAME:  
PROJECT NO.:  
SUBDIVISION:  
ADDRESS:  
CITY:  
COUNTY:  
STATE:  
CIVIL DISTRICT:

MAP AND PARCEL:  
EXISTING ZONING:  
CHARACTER AREA OVERLAY:  
OTHER APPLICABLE OVERLAYS:  
APPLICABLE DEVELOPMENT STANDARD:

SITE ACREAGE:  
DEVELOPABLE SITE

MINIMUM REQUIRED SETBACK LINES:  
YARD FRONTING ON ANY STREET:  
YARD FRONTING SERVICE DRIVE OR PARKING:

OWNER:

ADDRESS:  
PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:

APPLICANT:  
ADDRESS:  
PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:

BUILDING SQUARE FOOTAGE SECTION 4:  
HOTEL (4 STORIES)  
TOTAL BUILDING SQ. FT.

BUILDING HEIGHT:

LANDSCAPE SURFACE RATIO:  
MINIMUM LANDSCAPE SURFACE RATIO:  
INCOMPATIBLE-USE BUFFER REQUIRED:

MINIMUM REQUIRED PARKING:

1.7 SHARING FACTOR PER BFTC PATTERN BOOK  
TOTAL REQUIRED PARKING:

PARKING PROVIDED:  
TYPICAL PARKING  
ADA ACCESSIBLE PARKING  
TOTAL PARKING PROVIDED

BICYCLE PARKING REQUIRED:  
(1/20 SURFACE SPACES - 126/20)

BICYCLE PARKING PROVIDED:

RESIDENTIAL DENSITY:  
TREE CANOPY:  
PARKLAND:

OPEN SPACE:  
MIN. FORMAL OPEN SPACE REQUIRED  
FORMAL OPEN SPACE PROVIDED

TOTAL FORMAL OPEN SPACE PROVIDED

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF THE CITY OF FRANKLIN, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

BERRY FARMS TOWN CENTER  
HAMPTON INN & SUITES - SECTION 4  
COF NO.  
SD-3 (SPECIFIC DEVELOPMENT-VARIETY)  
FLOODWAY FRINGE OVERLAY DISTRICT  
TRADITIONAL  
2.82 Ac. (123,049 S.F.)  
2.82 Ac. (123,049 S.F.)  
12' (SEE PATTERN BOOK)  
3 FEET  
BNB-WCO INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS PARTNERSHIP  
2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TN 37067  
(615) 550-5580  
5-MAIL ADDRESS:  
Mr. Phil Fewell  
LITTLEJOHN ENGINEERING ASSOCIATES  
1835 21ST AVE. SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
(615) 385-4020  
5-MAIL ADDRESS:  
Mr. Jack Porter

72,873 S.F.  
72,873 S.F.  
40'-3"  
0.24  
0.20  
NONE  
124 SPACES  
18 SPACES  
20 SPACES  
125 SPACES  
67 SPACES  
96 SPACES  
119 SPACES  
5 SPACES  
122 SPACES  
7 SPACES  
8 SPACES  
N/A  
N/A  
N/A  
6,153 S.F. (5% OF GROSS DEV.)  
0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)  
0.0 S.F.

#### PROPERTY DESCRIPTION

A tract of land in the 10th District, Williamson County, Tennessee. Tract being Lots 199 and 205 of Berry Farms Town Center PUD Subdivision, Section 4, as recorded in Plat Book 61, Page 9, Register's Office Williamson County, Tennessee, (ROWC). Tract being bounded on the north by the Rural Plains Partnership tract as recorded in Book 2654, Page 823, ROWC, on the east by the western Right of Way (ROW) of Berry Farms Crossing a 41' Public ROW, on the south by the northern ROW of Five Mile Crossing, a 37' Public ROW and on the west by Lot 198 of said Berry Farms Town Center PUD Subdivision, Section 4. Tract being described as follows:

POINT OF BEGINNING being on said northern ROW and being the southeastern corner of said Lot 198 thence along the common line of Lot 198 N 13° 00' 00" W 138.46 feet to a set point; thence along the common line of the said Rural Plains Partnership tract N 70° 18' 57" E 417.71 feet to a set point; thence N 70° 39' 39" E 80.59 feet to a set point; thence along said western ROW with a curve to the

right having a central angle of 18° 01' 08", a radius of 829.50 feet, a length of 260.87 feet and having a chord bearing and distance of S 30° 26' 52" E 259.80 feet to a set point; thence with a curve to the right having a central angle of 92° 21' 26", a radius of 15.00 feet, a length of 24.18 feet and having a chord bearing and distance of S 24° 44' 25" W 21.65 feet to a set point; thence along said northern ROW S 70° 55' 08" W 154.85 feet to a set point; thence with a curve to the right having a central angle of an angle of 28° 07' 06", a radius of 409.50 feet, a length of 200.96 feet and having a chord bearing and distance of S 84° 58' 41" W 198.95 feet to a set point; thence N 80° 57' 46" W 100.73 feet to a set point; thence with a curve to the left with a central angle of 22° 02' 14", a radius of 273.50 feet, a length of 105.19 feet and having a chord bearing and distance of S 88° 01' 07" W 104.55 feet to a set point; thence S 77° 00' 00" W 12.62 feet to the point of beginning.

Tract contains 123,049 square feet or 2.82 acres.  
Bearings based on Tennessee State Plane Coordinate System.

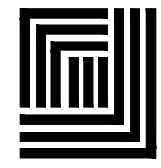
#### SECTION 4

NOTE:  
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C03355F, DATED SEPTEMBER 29, 2006.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AS DEFINED BY THE RURAL PLAINS FLOOD ALTERATION PLANS APPROVED JUNE 7, 2007.

• SITE BM:  
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "VILLE" ON THE SOUTH SIDE OF FIVE MILE CROSSING 61' SOUTHWEST OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING  
ELEV. 675.19  
• PROJECT BM:  
NAVD 88 (GPS DERIVED)

0 10 20 30 40 50 100 150  
GRAPHIC SCALE



# Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212  
T 615.985.4144 F 615.985.4020 [www.littlejohn.com](http://www.littlejohn.com)  
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Tampa | Tallahassee

## CITY OF FRANKLIN PROJECT NO. 5860 REVISED DEVELOPMENT PLAN SUBMITTAL BERRY FARMS PUD SUBDIVISION SECTION 4, REVISION 1 (HAMPTON INN & SUITES) FRANKLIN, TENNESSEE

BNB-WCO  
INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS  
PARTNERSHIP  
2000 Meridian Boulevard  
Suite 250  
Franklin, TN 37067  
615.550.5580



| DATE       | PER COF COMMENTS |
|------------|------------------|
| 07.02.15   | PER COF COMMENTS |
| 2015.06.08 | 20141520         |

# C1.0

EXISTING  
CONDITIONS

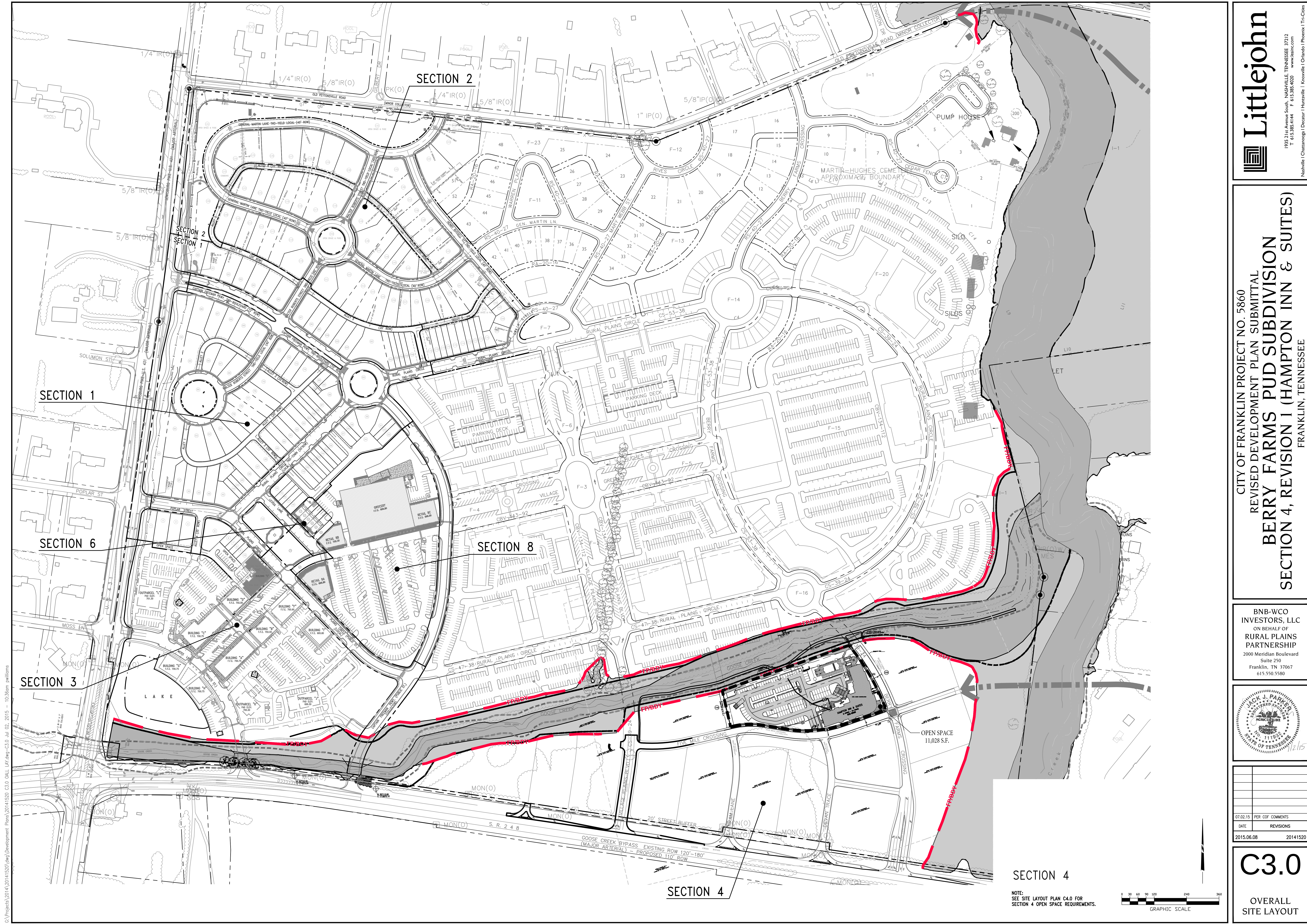






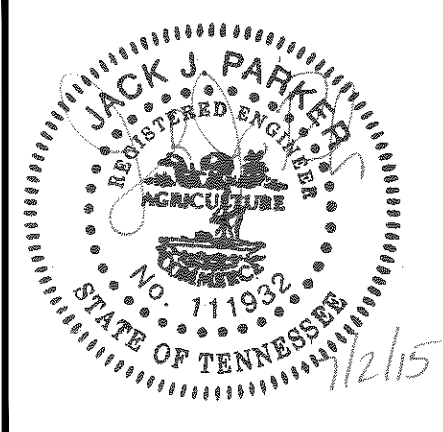
| RURAL PLAINS RESIDENTIAL LAND USE DATA<br>SECTION 4 |               |                |                              |                                      |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| DEVELOPMENT                                         | APPROVAL DATE | PR ZONED ACRES | SINGLE FAMILY DWELLING UNITS | MULTI-FAMILY TOWNHOME DWELLING UNITS | TOTAL DWELLING UNITS | LOT NUMBERS OF BUILDABLE LOTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LOT NUMBERS OF OPEN SPACE LOTS | REMAINING ACRES | REMAINING DWELLINGS |
| CONCEPT PLAN                                        | 02/24/2005    | * 223.0        | 143                          | 503                                  | 646                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                | * 223.0         | 646                 |
| SECTION 1                                           |               | 19.03          | 51                           | 41                                   | 92                   | 2-10, 14-33, 36-40, 42-43, 46-58, 60-109                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11-13, 34-35, 41, 51-52, 59-60 | 203.97          | 554                 |
| SECTION 2                                           |               | 18.29          | 51                           | 15                                   | 66                   | 109-160, 170-181, 181-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 288-289, 290-291, 292-293, 294-295, 296-297, 298-299, 300-301, 302-303, 304-305, 306-307, 308-309, 310-311, 312-313, 314-315, 316-317, 318-319, 320-321, 322-323, 324-325, 326-327, 328-329, 330-331, 332-333, 334-335, 336-337, 338-339, 340-341, 342-343, 344-345, 346-347, 348-349, 350-351, 352-353, 354-355, 356-357, 358-359, 360-361, 362-363, 364-365, 366-367, 368-369, 370-371, 372-373, 374-375, 376-377, 378-379, 380-381, 382-383, 384-385, 386-387, 388-389, 390-391, 392-393, 394-395, 396-397, 398-399, 400-401, 402-403, 404-405, 406-407, 408-409, 410-411, 412-413, 414-415, 416-417, 418-419, 420-421, 422-423, 424-425, 426-427, 428-429, 430-431, 432-433, 434-435, 436-437, 438-439, 440-441, 442-443, 444-445, 446-447, 448-449, 450-451, 452-453, 454-455, 456-457, 458-459, 460-461, 462-463, 464-465, 466-467, 468-469, 470-471, 472-473, 474-475, 476-477, 478-479, 480-481, 482-483, 484-485, 486-487, 488-489, 490-491, 492-493, 494-495, 496-497, 498-499, 500-501, 502-503, 504-505, 506-507, 508-509, 510-511, 512-513, 514-515, 516-517, 518-519, 520-521, 522-523, 524-525, 526-527, 528-529, 530-531, 532-533, 534-535, 536-537, 538-539, 540-541, 542-543, 544-545, 546-547, 548-549, 550-551, 552-553, 554-555, 556-557, 558-559, 560-561, 562-563, 564-565, 566-567, 568-569, 570-571, 572-573, 574-575, 576-577, 578-579, 580-581, 582-583, 584-585, 586-587, 588-589, 590-591, 592-593, 594-595, 596-597, 598-599, 600-601, 602-603, 604-605, 606-607, 608-609, 610-611, 612-613, 614-615, 616-617, 618-619, 620-621, 622-623, 624-625, 626-627, 628-629, 630-631, 632-633, 634-635, 636-637, 638-639, 640-641, 642-643, 644-645, 646-647, 648-649, 650-651, 652-653, 654-655, 656-657, 658-659, 660-661, 662-663, 664-665, 666-667, 668-669, 670-671, 672-673, 674-675, 676-677, 678-679, 680-681, 682-683, 684-685, 686-687, 688-689, 690-691, 692-693, 694-695, 696-697, 698-699, 700-701, 702-703, 704-705, 706-707, 708-709, 710-711, 712-713, 714-715, 716-717, 718-719, 720-721, 722-723, 724-725, 726-727, 728-729, 730-731, 732-733, 734-735, 736-737, 738-739, 740-741, 742-743, 744-745, 746-747, 748-749, 750-751, 752-753, 754-755, 756-757, 758-759, 760-761, 762-763, 764-765, 766-767, 768-769, 770-771, 772-773, 774-775, 776-777, 778-779, 780-781, 782-783, 784-785, 786-787, 788-789, 790-791, 792-793, 794-795, 796-797, 798-799, 800-801, 802-803, 804-805, 806-807, 808-809, 810-811, 812-813, 814-815, 816-817, 818-819, 820-821, 822-823, 824-825, 826-827, 828-829, 830-831, 832-833, 834-835, 836-837, 838-839, 840-841, 842-843, 844-845, 846-847, 848-849, 850-851, 852-853, 854-855, 856-857, 858-859, 860-861, 862-863, 864-865, 866-867, 868-869, 870-871, 872-873, 874-875, 876-877, 878-879, 880-881, 882-883, 884-885, 886-887, 888-889, 890-891, 892-893, 894-895, 896-897, 898-899, 900-901, 902-903, 904-905, 906-907, 908-909, 910-911, 912-913, 914-915, 916-917, 918-919, 920-921, 922-923, 924-925, 926-927, 928-929, 930-931, 932-933, 934-935, 936-937, 938-939, 940-941, 942-943, 944-945, 946-947, 948-949, 950-951, 952-953, 954-955, 956-957, 958-959, 960-961, 962-963, 964-965, 966-967, 968-969, 970-971, 972-973, 974-975, 976-977, 978-979, 980-981, 982-983, 984-985, 986-987, 988-989, 990-991, 992-993, 994-995, 996-997, 998-999, 1000-1001, 1002-1003, 1004-1005, 1006-1007, 1008-1009, 1010-1011, 1012-1013, 1014-1015, 1016-1017, 1018-1019, 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1384-1385, 1386-1387, 1388-1389, 1390-1391, 1392-1393, 1394-1395, 1396-1397, 1398-1399, 1400-1401, 1402-1403, 1404-1405, 1406-1407, 1408-1409, 1410-1411, 1412-1413, 1414-1415, 1416-1417, 1418-1419, 1420-1421, 1422-1423, 1424-1425, 1426-1427, 1428-1429, 1430-1431, 1432-1433, 1434-1435, 1436-1437, 1438-1439, 1440-1441, 1442-1443, 1444-1445, 1446-1447, 1448-1449, 1450-1451, 1452-1453, 1454-1455, 1456-1457, 1458-1459, 1460-1461, 1462-1463, 1464-1465, 1466-1467, 1468-1469, 1470-1471, 1472-1473, 1474-1475, 1476-1477, 1478-1479, 1480-1481, 1482-1483, 1484-1485, 1486-1487, 1488-1489, 1490-1491, 1492-1493, 1494-1495, 1496-1497, 1498-1499, 1500-1501, 1502-1503, 1504-1505, 1506-1507, 1508-1509, 1510-1511, 1512-1513, 1514-1515, 1516-1517, 1518-1519, 1520-1521, 1522-1523, 1524-1525, 1526-1527, 1528-1529, 1530-1531, 1532-1533, 1534-1535, 1536-1537, 1538-1539, 1540-1541, 1542-1543, 1544-1545, 1546-1547, 1548-1549, 1550-1551, 1552-1553, 1554-1555, 1556-1557, 1558-1559, 1560-1561, 1562-1563, 1564-1565, 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2476-2477, 2478-2479, 2480-2481, |                                |                 |                     |





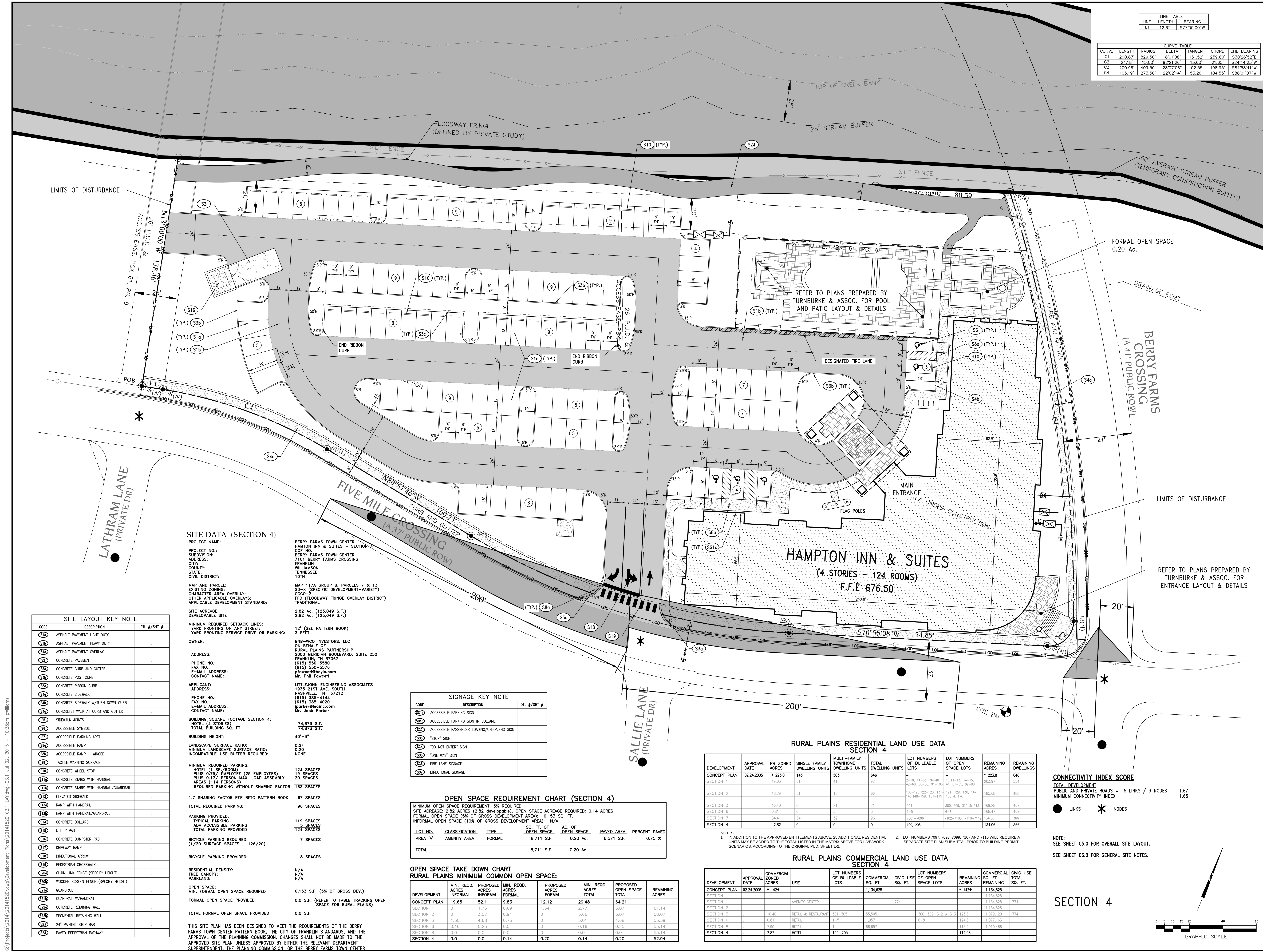
CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
**BERRY FARMS PUD SUBDIVISION**  
**SECTION 4, REVISION 1 (HAMPTON INN & SUITES)**  
FRANKLIN, TENNESSEE

BNB-WCO  
INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS  
PARTNERSHIP  
2000 Meridian Boulevard  
Suite 250  
Franklin, TN 37067  
615.550.5580



| DATE       | REVISIONS        |
|------------|------------------|
| 07.02.15   | PER CDF COMMENTS |
| 2015.06.08 | 20141520         |





| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 12.62' | S77°00'00"W |

| CURVE TABLE |         |         |           |         |         |
|-------------|---------|---------|-----------|---------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD   |
| C1          | 260.87' | 829.50' | 18°01'08" | 131.52' | 259.80' |
| C2          | 24.18'  | 15.00'  | 92°21'26" | 15.63'  | 21.65'  |
| C3          | 200.96' | 409.50' | 28°07'06" | 102.55' | 198.95' |
| C4          | 105.19' | 273.50' | 22°02'14" | 53.26'  | 104.55' |

SITE DATA (SECTION 4)

PROJECT NAME:  
PROJECT NO.:  
SUBDIVISION:  
ADDRESS:  
CITY:  
COUNTY:  
STATE:  
CIVIL DISTRICT:  
MAP AND PARCEL:  
EXISTING ZONING:  
CHARACTER AREA OVERLAY:  
OTHER APPLICABLE OVERLAYS:  
APPLICABLE DEVELOPMENT STANDARD:  
SITE ACREAGE:  
DEVELOPABLE SITE:  
MINIMUM REQUIRED SETBACK LINES:  
YARD FRONTING ON ANY STREET:  
YARD FRONTING SERVICE DRIVE OR PARKING:  
OWNER:  
ADDRESS:  
PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:  
APPLICANT:  
ADDRESS:  
PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:  
CONTACT NAME:  
BUILDING SQUARE FOOTAGE SECTION 4:  
HOTEL (4 STORIES):  
TOTAL BUILDING SQ. FT.:  
BUILDING HEIGHT:  
LANDSCAPE SURFACE RATIO:  
MINIMUM LANDSCAPE SURFACE RATIO:  
INCOMPATIBLE-USE BUFFER REQUIRED:  
MINIMUM REQUIRED PARKING:  
HOTEL (1 SP./ROOM):  
PLUS 0.75/ EMPLOYEE (25 EMPLOYEES):  
PLUS 0.17/ PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS):  
REQUIRED PARKING WITHOUT SHARING FACTOR:  
1.7 SHARING FACTOR PER BFTC PATTERN BOOK:  
TOTAL REQUIRED PARKING:  
PARKING PROVIDED:  
TYPICAL PARKING:  
ADA ACCESSIBLE PARKING:  
TOTAL PARKING PROVIDED:  
BICYCLE PARKING REQUIRED:  
(1/20 SURFACE SPACES - 126/20):  
BICYCLE PARKING PROVIDED:  
RESIDENTIAL DENSITY:  
TREE CANOPY:  
PARKLAND:  
OPEN SPACE:  
MIN. FORMAL OPEN SPACE REQUIRED:  
FORMAL OPEN SPACE PROVIDED:  
TOTAL FORMAL OPEN SPACE PROVIDED:

BERRY FARMS TOWN CENTER  
HAMPTON INN & SUITES - SECTION 4  
COF NO.  
BERRY FARMS TOWN CENTER  
7101 BERRY FARMS CROSSING  
FRANKLIN  
WILLIAMSON  
TENNESSEE  
10TH  
MAP 117A GROUP B, PARCELS 7 & 13  
SD-4 (SPECIFIC DEVELOPMENT-VARIETY)  
GCCO-3  
TFO (FLOODWAY FRINGE OVERLAY DISTRICT)  
TRADITIONAL  
2.82 AC. (123,049 S.F.)  
2.82 AC. (123,049 S.F.)  
BNB-WCO INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS PARTNERSHIP  
2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TN 37067  
(615) 550-5580  
(615) 550-5576  
pfwcoff@bwnv.com  
Mr. Phil Fawcett  
LITTLEJOHN ENGINEERING ASSOCIATES  
1935 21ST AVE. SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
(615) 385-4020  
jparker@leinc.com  
Mr. Jack Parker

| SIGNAGE KEY NOTE |                                             |           |
|------------------|---------------------------------------------|-----------|
| CODE             | DESCRIPTION                                 | DTL #/SHT |
| S21a             | ACCESSIBLE PARKING SIGN                     | -         |
| S21b             | ACCESSIBLE PARKING SIGN IN BOLLARD          | -         |
| S22              | ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN | -         |
| S23              | "STOP" SIGN                                 | -         |
| S24              | "DO NOT ENTER" SIGN                         | -         |
| S25              | "ONE WAY" SIGN                              | -         |
| S26              | FIRE LANE SIGNAGE                           | -         |
| S27              | DIRECTIONAL SIGNAGE                         | -         |

| OPEN SPACE REQUIREMENT CHART (SECTION 4)                                             |                |        |                          |                      |            |               |
|--------------------------------------------------------------------------------------|----------------|--------|--------------------------|----------------------|------------|---------------|
| MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED                                          |                |        |                          |                      |            |               |
| SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES |                |        |                          |                      |            |               |
| FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.                      |                |        |                          |                      |            |               |
| INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A                             |                |        |                          |                      |            |               |
| LOT NO.                                                                              | CLASSIFICATION | TYPE   | SQ. FT. OF<br>OPEN SPACE | AC. OF<br>OPEN SPACE | PAVED AREA | PERCENT PAVED |
| AREA 'A'                                                                             | AMENITY AREA   | FORMAL | 8,711 S.F.               | 0.20 Ac.             | 6,571 S.F. | 0.75 %        |
| TOTAL                                                                                |                |        | 8,711 S.F.               | 0.20 Ac.             |            |               |

| OPEN SPACE TAKE DOWN CHART<br>RURAL PLAINS MINIMUM COMMON OPEN SPACE: |                           |                         |                         |                       |                        |                      |
|-----------------------------------------------------------------------|---------------------------|-------------------------|-------------------------|-----------------------|------------------------|----------------------|
| DEVELOPMENT                                                           | MIN. REQD. ACRES INFORMAL | PROPOSED ACRES INFORMAL | MIN. REQD. ACRES FORMAL | PROPOSED ACRES FORMAL | MIN. REQD. ACRES TOTAL | PROPOSED ACRES TOTAL |
| CONCEPT PLAN                                                          | 19.65                     | 52.1                    | 9.83                    | 12.12                 | 29.48                  | 64.21                |
| SECTION 1                                                             | 0.00                      | 0.00                    | 0.00                    | 0.00                  | 0.00                   | 0.00                 |
| SECTION 2                                                             | 0.00                      | 0.00                    | 0.00                    | 0.00                  | 0.00                   | 0.00                 |
| SECTION 3                                                             | 0.00                      | 0.00                    | 0.00                    | 0.00                  | 0.00                   | 0.00                 |
| SECTION 4                                                             | 0.00                      | 0.00                    | 0.00                    | 0.00                  | 0.00                   | 0.00                 |

| RURAL PLAINS RESIDENTIAL LAND USE DATA<br>SECTION 4 |               |                |                              |                                      |                      |                                             |                                    |                 |                     |
|-----------------------------------------------------|---------------|----------------|------------------------------|--------------------------------------|----------------------|---------------------------------------------|------------------------------------|-----------------|---------------------|
| DEVELOPMENT                                         | APPROVAL DATE | PR ZONED ACRES | SINGLE FAMILY DWELLING UNITS | MULTI-FAMILY TOWNHOME DWELLING UNITS | TOTAL DWELLING UNITS | LOT NUMBERS OF BUILDABLE LOTS               | LOT NUMBERS OF OPEN SPACE LOTS     | REMAINING ACRES | REMAINING DWELLINGS |
| CONCEPT PLAN                                        | 02.24.2005    | * 223.0        | 143                          | 503                                  | 646                  | -                                           | -                                  | * 223.0         | 646                 |
| SECTION 1                                           |               | 18.03          | 51                           | 41                                   | 92                   | 106-143, 36-40, 42-60, 66-88, 91-106        | 11, 11-13, 34-36, 41, 61-65, 69-90 | 203.97          | 554                 |
| SECTION 2                                           |               | 18.29          | 51                           | 15                                   | 66                   | 106-120, 122-126, 131-143, 145-159, 161-175 | 121, 129, 130, 147, 160 & 176      | 185.68          | 488                 |
| SECTION 3                                           |               | 16.40          | 0                            | 21                                   | 21                   | 304                                         | 300, 309, 312 & 313                | 169.28          | 467                 |
| SECTION 4                                           |               | 0.81           | 0                            | 5                                    | 5                    | 1-5                                         | 6-8                                | 188.47          | 462                 |
| SECTION 7                                           |               | 34.41          | 64                           | 32                                   | 96                   | 2691-2999                                   | 7102-7108, 7110-7112               | 124.26          | 495                 |
| SECTION 4                                           |               | 2.82           | 0                            | 0                                    | 0                    | 199, 205                                    | -                                  | 134.06          | 366                 |

NOTES:  
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVELIHOOD SCENARIOS, ACCORDING TO THE ORIGINAL PUD, SHEET 1-2.  
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

| RURAL PLAINS COMMERCIAL LAND USE DATA<br>SECTION 4 |               |                        |                     |                               |                    |                   |                                |                 |                                    |
|----------------------------------------------------|---------------|------------------------|---------------------|-------------------------------|--------------------|-------------------|--------------------------------|-----------------|------------------------------------|
| DEVELOPMENT                                        | APPROVAL DATE | COMMERCIAL ZONED ACRES | USE                 | LOT NUMBERS OF BUILDABLE LOTS | COMMERCIAL SQ. FT. | CIVIC USE SQ. FT. | LOT NUMBERS OF OPEN SPACE LOTS | REMAINING ACRES | COMMERCIAL CIVIC USE TOTAL SQ. FT. |
| CONCEPT PLAN                                       | 02.24.2005    | * 142±                 |                     |                               | 1,134,625          | -                 | -                              | * 142±          | 1,134,625                          |
| SECTION 1                                          |               |                        | AMENITY CENTER      |                               |                    |                   |                                |                 |                                    |
| SECTION 2                                          |               |                        |                     |                               |                    | 774               |                                |                 | 774                                |
| SECTION 3                                          |               |                        | RETAIL & RESTAURANT | 301-305                       | 55,505             |                   | 300, 309, 312 & 313            | 125.6           | 1,079,120                          |
| SECTION 4                                          |               |                        | RETAIL              | 1-5                           | 1,957              |                   |                                | 124.8           | 1,077,163                          |
| SECTION 6                                          |               |                        | RETAIL              | 1                             | 66,697             |                   |                                | 116.9           | 1,010,466                          |
| SECTION 4                                          |               |                        | HOTEL               | 199, 205                      |                    |                   |                                | 114.08          |                                    |

CONNECTIVITY INDEX SCORE  
TOTAL DEVELOPMENT  
PUBLIC AND PRIVATE ROADS = 5 LINKS / 3 NODES 1.67  
MINIMUM CONNECTIVITY INDEX 1.65

NOTE:  
SEE SHEET C5.0 FOR OVERALL SITE LAYOUT.  
SEE SHEET C3.0 FOR GENERAL SITE NOTES.

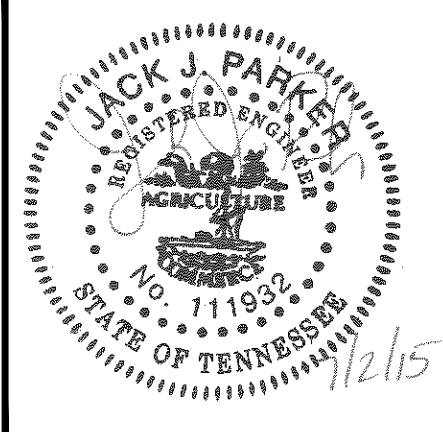


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CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
BERRY FARMS PUD SUBDIVISION  
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)  
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS PARTNERSHIP  
2000 Meridian Boulevard  
Suite 250  
Franklin, TN 37067  
615.550.5580

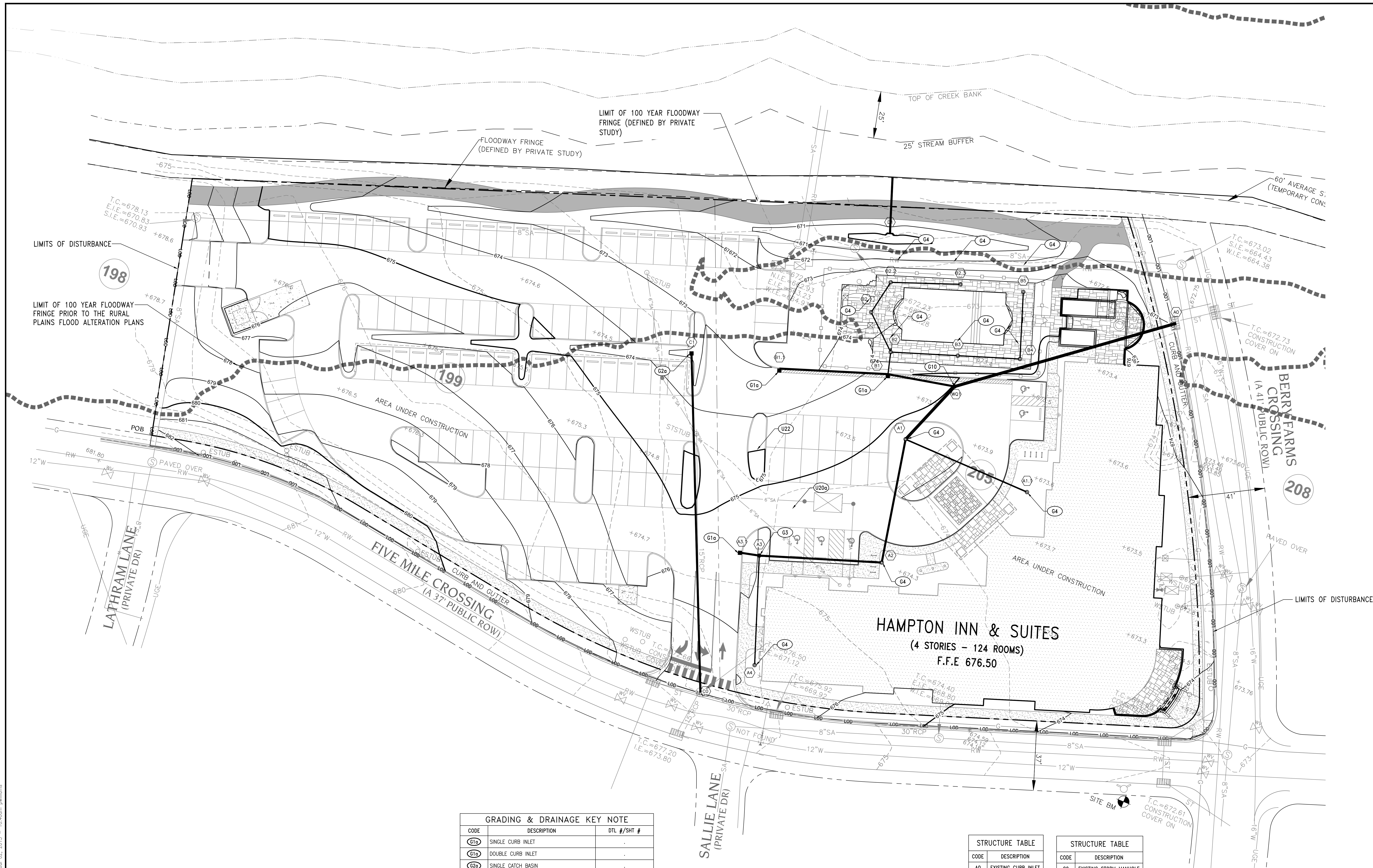


| DATE       | REVISIONS        |
|------------|------------------|
| 07.02.15   | PER COF COMMENTS |
| 2015.06.08 | 20141520         |

C3.1  
SITE LAYOUT



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| GRADING & DRAINAGE KEY NOTE |                                                            |             |
|-----------------------------|------------------------------------------------------------|-------------|
| CODE                        | DESCRIPTION                                                | DTL #/SHT # |
| G1a                         | SINGLE CURB INLET                                          | .           |
| G1b                         | DOUBLE CURB INLET                                          | .           |
| G2a                         | SINGLE CATCH BASIN                                         | .           |
| G2b                         | DOUBLE CATCH BASIN                                         | .           |
| G3                          | JUNCTION MANHOLE                                           | .           |
| G4                          | NDS DRAIN INLET                                            | .           |
| G5                          | CLEANOUT                                                   | .           |
| G6a                         | CONCRETE HEADWALL STRAIGHT                                 | .           |
| G6b                         | CONCRETE HEADWALL WINGED                                   | .           |
| G7                          | BUILDING DOWNSPOUT CONNECTION                              | .           |
| G8                          | CONCRETE FLUME                                             | .           |
| G9                          | DETENTION POND OUTLET STRUCTURE                            | .           |
| G10                         | WATER QUALITY STRUCTURE                                    | .           |
| G11                         | CURB CUT                                                   | .           |
| G12                         | SIDEWALK DRAIN                                             | .           |
| G13                         | TRENCH DRAIN                                               | .           |
| G14                         | RAIN GARDEN                                                | .           |
| G15                         | TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER ____ FEET | .           |

| STRUCTURE TABLE |                     |
|-----------------|---------------------|
| CODE            | DESCRIPTION         |
| A0              | EXISTING CURB INLET |
| A1              | NDS DRAIN           |
| A1.1            | NDS DRAIN           |
| A2              | NDS DRAIN           |
| A3              | JUNCTION MANHOLE    |
| A3.1            | SINGLE CURB INLET   |
| A4              | NDS DRAIN           |
| B1              | SINGLE CURB INLET   |
| B1.1            | SINGLE CURB INLET   |
| B2              | NDS DRAIN           |
| B2.1            | NDS DRAIN           |
| B2.2            | NDS DRAIN           |
| B2.3            | NDS DRAIN           |
| B3              | NDS DRAIN           |
| B4              | NDS DRAIN           |
| B5              | NDS DRAIN           |
| D1              | HEADWALL            |
| WQ1             | WATER QUALITY UNIT  |

| STRUCTURE TABLE |                        |
|-----------------|------------------------|
| CODE            | DESCRIPTION            |
| C0              | EXISTING STORM MANHOLE |
| C1              | SINGLE CATCH BASIN     |

SECTION 4

NOTE:  
SEE SITE OVERALL LAYOUT PLAN C5.0 FOR  
SECTION 4 OPEN SPACE REQUIREMENTS.



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CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
BERRY FARMS PUD SUBDIVISION  
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)  
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615.550.5580

JACK J. PARKER  
GOVERNOR  
NOV 11 1992  
STATE OF TENNESSEE  
12/15

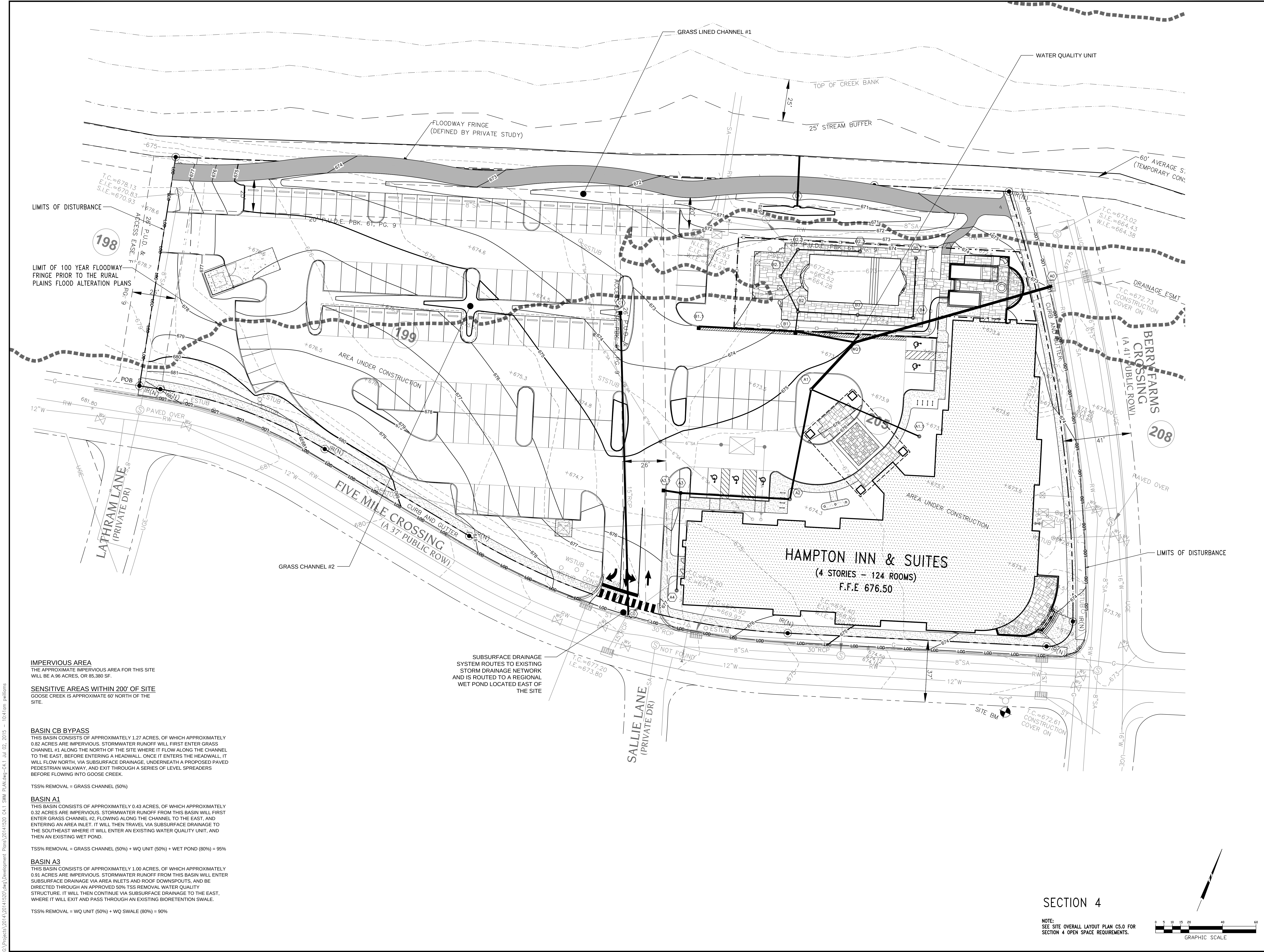
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| 07.02.15   | PER COF COMMENTS |
| DATE       | REVISIONS        |
| 2015.06.08 | 20141520         |

C4.0

SITE GRADING AND DRAINAGE



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CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
**BERRY FARMS PUD SUBDIVISION**  
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)  
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC  
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Franklin, TN 37067  
615.550.5580

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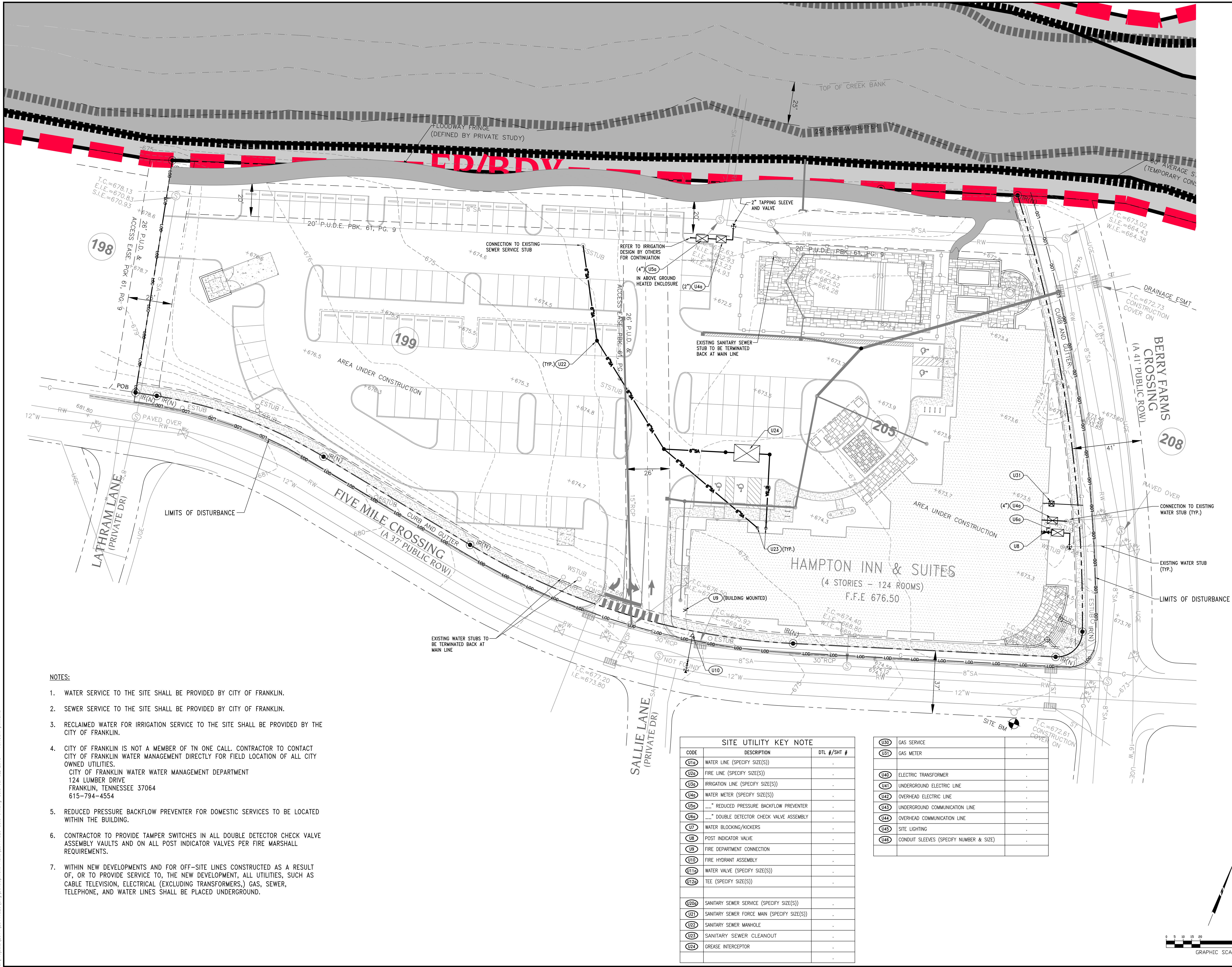
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|------------|-----|-----|----------|
| 07.02.15   |     |     |          |
| 2015.06.08 |     |     |          |

20141520

**C4.1**  
STORMWATER MANAGEMENT PLAN



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NOTES:

1. WATER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
2. SEWER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
3. RECLAIMED WATER FOR IRRIGATION SERVICE TO THE SITE SHALL BE PROVIDED BY THE CITY OF FRANKLIN.
4. CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTOR TO CONTACT CITY OF FRANKLIN WATER MANAGEMENT DIRECTLY FOR FIELD LOCATION OF ALL CITY OWNED UTILITIES.  
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT  
124 LUMBER DRIVE  
FRANKLIN, TENNESSEE 37064  
615-794-4554
5. REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC SERVICES TO BE LOCATED WITHIN THE BUILDING.
6. CONTRACTOR TO PROVIDE TAMPER SWITCHES IN ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLY VAULTS AND ON ALL POST INDICATOR VALVES PER FIRE MARSHALL REQUIREMENTS.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS,) GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

| SITE UTILITY KEY NOTE |                                             |             |
|-----------------------|---------------------------------------------|-------------|
| CODE                  | DESCRIPTION                                 | DTL #/SHT # |
| U10                   | WATER LINE (SPECIFY SIZE(S))                | .           |
| U20                   | FIRE LINE (SPECIFY SIZE(S))                 | .           |
| U30                   | IRRIGATION LINE (SPECIFY SIZE(S))           | .           |
| U40                   | WATER METER (SPECIFY SIZE(S))               | .           |
| U50                   | ___* REDUCED PRESSURE BACKFLOW PREVENTER    | .           |
| U60                   | ___* DOUBLE DETECTOR CHECK VALVE ASSEMBLY   | .           |
| U7                    | WATER BLOCKING/KICKERS                      | .           |
| U8                    | POST INDICATOR VALVE                        | .           |
| U9                    | FIRE DEPARTMENT CONNECTION                  | .           |
| U10                   | FIRE HYDRANT ASSEMBLY                       | .           |
| U10a                  | WATER VALVE (SPECIFY SIZE(S))               | .           |
| U12a                  | TEE (SPECIFY SIZE(S))                       | .           |
| U20a                  | SANITARY SEWER SERVICE (SPECIFY SIZE(S))    | .           |
| U21                   | SANITARY SEWER FORCE MAIN (SPECIFY SIZE(S)) | .           |
| U22                   | SANITARY SEWER MANHOLE                      | .           |
| U23                   | SANITARY SEWER CLEANOUT                     | .           |
| U24                   | GREASE INTERCEPTOR                          | .           |

|     |                                         |   |
|-----|-----------------------------------------|---|
| U30 | GAS SERVICE                             | . |
| U31 | GAS METER                               | . |
| U40 | ELECTRIC TRANSFORMER                    | . |
| U41 | UNDERGROUND ELECTRIC LINE               | . |
| U42 | OVERHEAD ELECTRIC LINE                  | . |
| U43 | UNDERGROUND COMMUNICATION LINE          | . |
| U44 | OVERHEAD COMMUNICATION LINE             | . |
| U45 | SITE LIGHTING                           | . |
| U46 | CONDUIT SLEEVES (SPECIFY NUMBER & SIZE) | . |



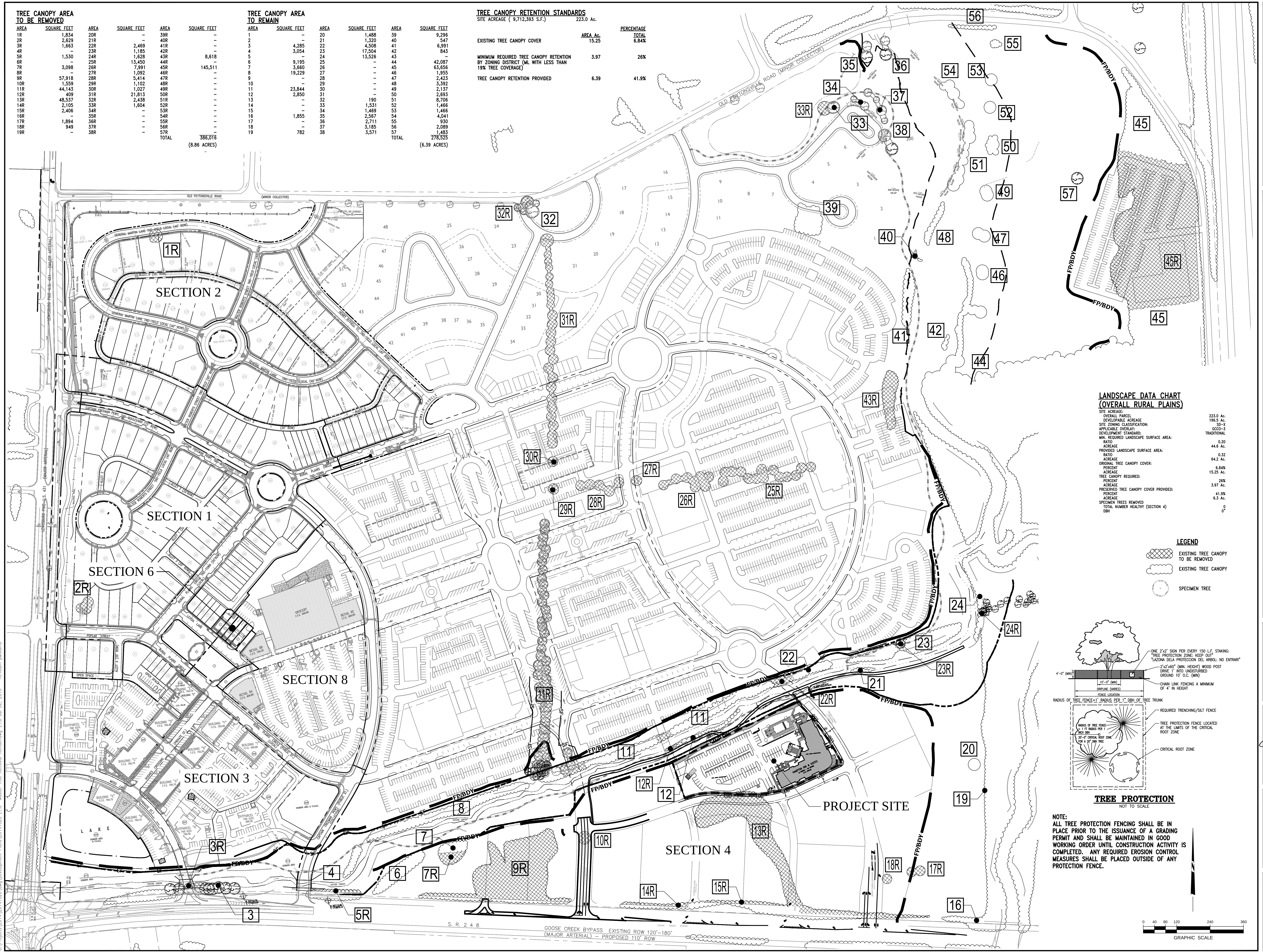
| AREA | SQUARE FEET | AREA | SQUARE FEET | AREA | SQUARE FEET |
|------|-------------|------|-------------|------|-------------|
| 1R   | 1,834       | 20R  | —           | 39R  | —           |
| 2R   | 2,629       | 21R  | —           | 40R  | —           |
| 3R   | 1,663       | 22R  | 2,489       | 41R  | —           |
| 4R   | —           | 23R  | 1,185       | 42R  | —           |
| 5R   | 1,530       | 24R  | 1,628       | 43R  | 8,618       |
| 6R   | —           | 25R  | 13,450      | 44R  | —           |
| 7R   | 3,098       | 26R  | 7,991       | 45R  | 145,511     |
| 8R   | —           | 27R  | 1,092       | 46R  | —           |
| 9R   | 57,919      | 28R  | 5,478       | 47R  | —           |
| 10R  | 1,559       | 29R  | 1,102       | 48R  | —           |
| 11R  | 44,143      | 30R  | 1,027       | 49R  | —           |
| 12R  | 409         | 31R  | 21,813      | 50R  | —           |
| 13R  | 48,537      | 32R  | 2,438       | 51R  | —           |
| 14R  | 2,105       | 33R  | 1,604       | 52R  | —           |
| 15R  | 2,406       | 34R  | —           | 53R  | —           |
| 16R  | —           | 35R  | —           | 54R  | —           |
| 17R  | 1,894       | 36R  | —           | 55R  | —           |
| 18R  | 949         | 37R  | —           | 56R  | —           |
| 19R  | —           | 38R  | —           | 57R  | —           |

| AREA | SQUARE FEET | AREA | SQUARE FEET | AREA | SQUARE FEET |
|------|-------------|------|-------------|------|-------------|
| 1    | -           | 20   | 1,488       | 39   | 9,296       |
| 2    | -           | 21   | 1,320       | 40   | 547         |
| 3    | 2,428       | 22   | 4,508       | 41   | 6,594       |
| 4    | 3,054       | 23   | 17,504      | 42   | 843         |
| 5    | -           | 24   | 13,526      | 43   | -           |
| 6    | 9,195       | 25   | -           | 44   | 42,087      |
| 7    | 3,660       | 26   | -           | 45   | 63,656      |
| 8    | 19,229      | 27   | -           | 46   | 1,955       |
| 9    | -           | 28   | -           | 47   | 2,473       |
| 10   | -           | 29   | -           | 48   | 3,392       |
| 11   | 23,844      | 30   | -           | 49   | 2,137       |
| 12   | 2,850       | 31   | 50          | -    | 2,693       |
| 13   | -           | 32   | 190         | 51   | 8,706       |
| 14   | -           | 33   | 1,531       | 52   | 1,466       |
| 15   | 34          | 34   | 1,469       | 53   | 1,465       |
| 16   | 1,855       | 35   | 2,567       | 54   | 4,041       |
| 17   | -           | 36   | 2,711       | 55   | 930         |
| 18   | -           | 37   | 3,185       | 56   | 2,089       |
| 19   | 782         | 38   | 3,571       | 57   | 1,483       |

|                                                                                                        | <u>AREA Ac.</u> | <u>PERCENTAGE</u> |
|--------------------------------------------------------------------------------------------------------|-----------------|-------------------|
| EXISTING TREE CANOPY COVER                                                                             | 15.25           | TOTAL<br>6.84%    |
| MINIMUM REQUIRED TREE CANOPY RETENTION<br>BY ZONING DISTRICT (ALL WITH LESS THAN<br>19% TREE COVERAGE) | 3.97            | 26%               |
| TREE CANOPY RETENTION PROVIDED                                                                         | 6.39            | 41.9%             |

| <u>AREA</u> | <u>Ag.</u> | <u>PERCENTAGE</u> | <u>TOTAL</u> |
|-------------|------------|-------------------|--------------|
| 15.25       |            | 6.84%             |              |
| 3.97        |            | 26%               |              |
| 6.39        |            | 41.9%             |              |

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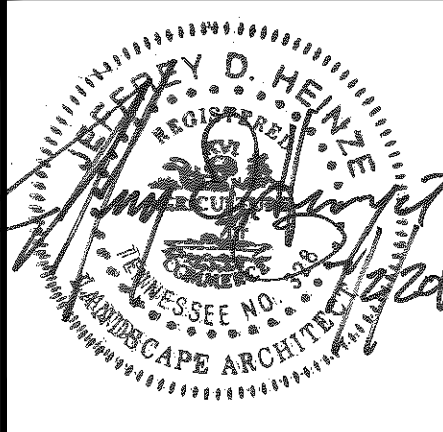
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CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
**BERRY FARMS PUD SUBDIVISION**  
**SECTION 4, REVISION 1 (HAMPTON INN & SUITES)**  
FRANKLIN, TENNESSEE

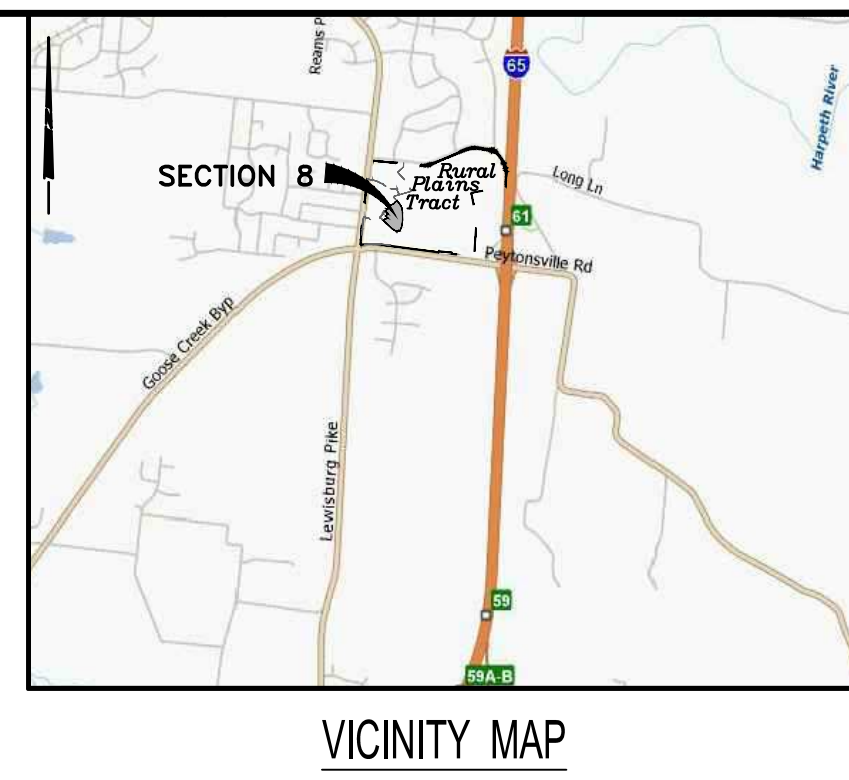
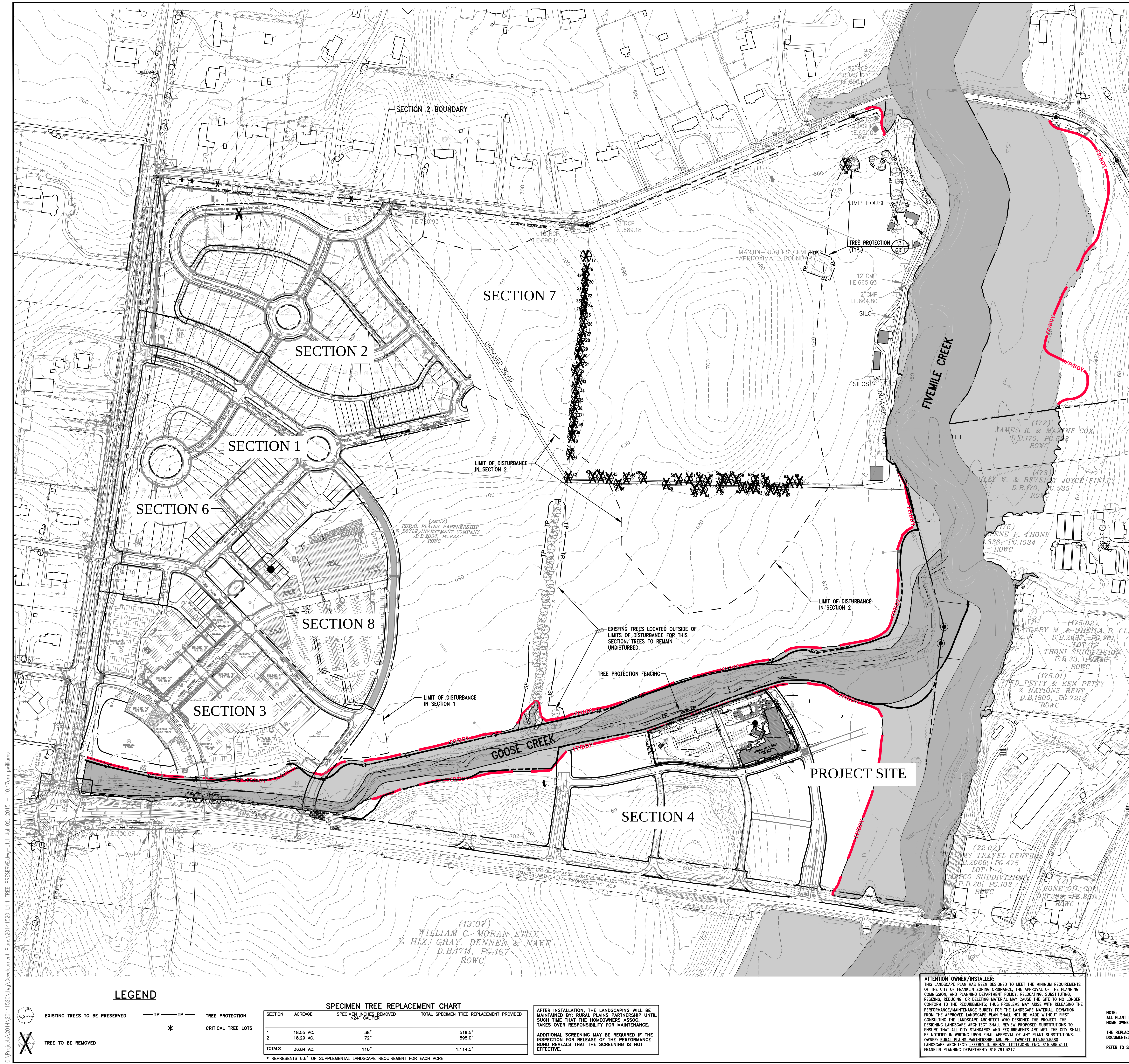
**BNB-WCO  
INVESTORS, LLC**  
ON BEHALF OF  
**RURAL PLAINS  
PARTNERSHIP**  
2000 Meridian Boulevard  
Suite 250  
Franklin, TN 37067  
615.550.5580



|            |                  |
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|            |                  |
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|            |                  |
| 07.02.15   | PER COF COMMENTS |
| DATE       | REVISIONS        |
| 2015.06.08 | 20141520         |

**L1.0**  
MASTER  
TREE CANOPY /  
PRESERVATION



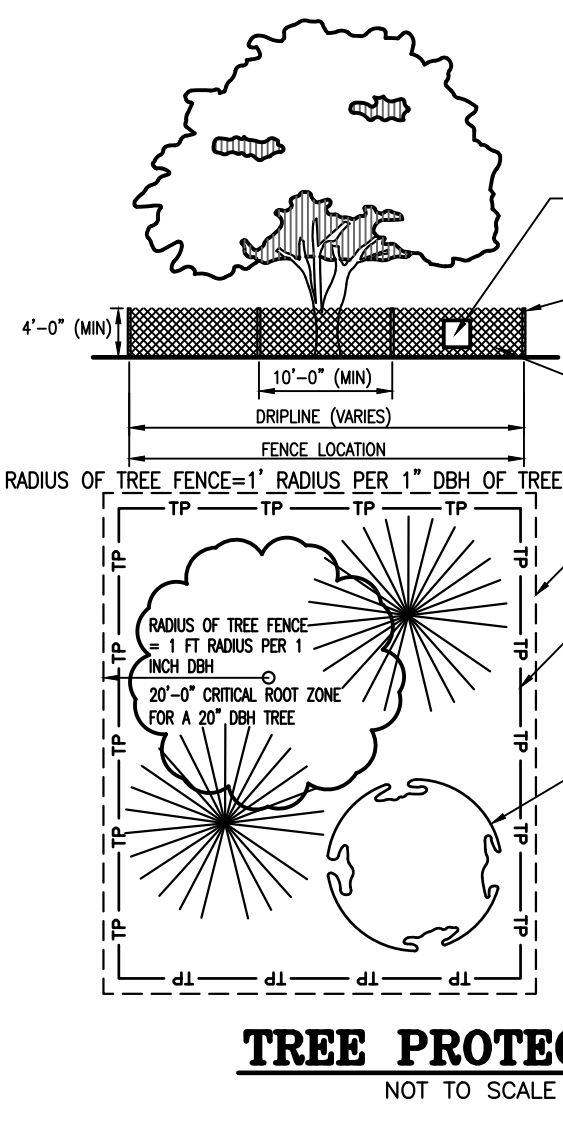


| TREES TO BE SAVED   |                 |         |           |
|---------------------|-----------------|---------|-----------|
| EXISTING TREE CHART |                 |         |           |
| KEY                 | SPECIES         | HEALTH  | DEMO/SAVE |
| 02                  | 5" HACKBERRY    | HEALTHY | SAVE      |
| 04                  | 18" HACKBERRY   | HEALTHY | SAVE      |
| 05                  | 10" HACKBERRY   | HEALTHY | SAVE      |
| 06                  | 6" HACKBERRY    | HEALTHY | SAVE      |
| 07                  | 4" PEAR         | HEALTHY | SAVE      |
| 75                  | 5" OAK          | HEALTHY | SAVE      |
| 71                  | 5" OSADE ORANGE | HEALTHY | SAVE      |
| 72                  | 6" HACKBERRY    | HEALTHY | SAVE      |
| 73                  | 6" HACKBERRY    | HEALTHY | SAVE      |
| 74                  | 4" CHERRY       | HEALTHY | SAVE      |
| 75                  | 8" CHERRY       | POOR    | SAVE      |
| 76                  | 4" CHERRY       | FIRM    | SAVE      |
| 77                  | 12" HACKBERRY   | HEALTHY | SAVE      |
| 78                  | 4" HACKBERRY    | HEALTHY | SAVE      |
| 79                  | 10" HACKBERRY   | HEALTHY | SAVE      |
| 80                  | 8" HACKBERRY    | HEALTHY | SAVE      |
| 81                  | 10" HACKBERRY   | HEALTHY | SAVE      |
| 82                  | 10" CEDAR       | HEALTHY | SAVE      |
| 83                  | 10" CEDAR       | HEALTHY | SAVE      |
| 84                  | 24" HACKBERRY   | HEALTHY | SAVE      |
| 85                  | 24" CEDAR       | POOR    | SAVE      |
| 86                  | 36" HACKBERRY   | POOR    | SAVE      |
| 87                  | 24" CEDAR       | HEALTHY | SAVE      |
| 88                  | 24" HACKBERRY   | HEALTHY | SAVE      |
| 90                  | 4" HACKBERRY    | HEALTHY | SAVE      |
| 91                  | 10" DOGWOOD     | HEALTHY | SAVE      |
| 92                  | 18" HACKBERRY   | HEALTHY | SAVE      |
| 93                  | 8" HACKBERRY    | HEALTHY | SAVE      |
| 94                  | 24" OAK         | HEALTHY | SAVE      |
| 95                  | 6" OAK          | HEALTHY | SAVE      |
| 96                  | 30" OAK         | HEALTHY | SAVE      |

| TREES TO BE REMOVED |               |         |           |
|---------------------|---------------|---------|-----------|
| EXISTING TREE CHART |               |         |           |
| KEY                 | SPECIES       | HEALTH  | DEMO/SAVE |
| 01                  | 60" HACKBERRY | POOR    | DEMO      |
| 03                  | 8" HACKBERRY  | POOR    | DEMO      |
| 08                  | 10" HACKBERRY | HEALTHY | DEMO      |
| 09                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 10                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 11                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 12                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 17                  | 24" OAK       | HEALTHY | DEMO      |
| 18                  | 4" HACKBERRY  | POOR    | DEMO      |
| 19                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 20                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 21                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 22                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 23                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 24                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 25                  | 12" HACKBERRY | HEALTHY | DEMO      |
| 26                  | 9" HACKBERRY  | HEALTHY | DEMO      |
| 27                  | 16" HACKBERRY | HEALTHY | DEMO      |
| 28                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 29                  | 24" HACKBERRY | HEALTHY | DEMO      |
| 30                  | 18" HACKBERRY | POOR    | DEMO      |
| 31                  | 8" OAK        | HEALTHY | DEMO      |
| 32                  | 8" CHERRY     | DEAD    | DEMO      |
| 33                  | 8" HACKBERRY  | HEALTHY | DEMO      |
| 34                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 35                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 36                  | 8" OAK        | HEALTHY | DEMO      |
| 37                  | 8" OAK        | HEALTHY | DEMO      |
| 38                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 39                  | 4" OAK        | HEALTHY | DEMO      |
| 40                  | 5" HACKBERRY  | HEALTHY | DEMO      |
| 41                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 42                  | 10" WALNUT    | HEALTHY | DEMO      |
| 43                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 44                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 45                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 46                  | 8" OAK        | HEALTHY | DEMO      |
| 47                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 48                  | 8" OAK        | HEALTHY | DEMO      |
| 49                  | 8" HACKBERRY  | POOR    | DEMO      |
| 50                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 51                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 52                  | 8" WALNUT     | POOR    | DEMO      |
| 53                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 54                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 55                  | 6" HACKBERRY  | HEALTHY | DEMO      |
| 56                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 57                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 58                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 59                  | 12" HACKBERRY | HEALTHY | DEMO      |
| 60                  | 9" HACKBERRY  | HEALTHY | DEMO      |
| 61                  | 16" HACKBERRY | HEALTHY | DEMO      |
| 62                  | 8" WALNUT     | HEALTHY | DEMO      |
| 63                  | 24" HACKBERRY | HEALTHY | DEMO      |
| 64                  | 18" HACKBERRY | POOR    | DEMO      |
| 65                  | 8" OAK        | HEALTHY | DEMO      |
| 66                  | 8" CHERRY     | DEAD    | DEMO      |
| 67                  | 8" HACKBERRY  | HEALTHY | DEMO      |
| 68                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 69                  | 4" HACKBERRY  | HEALTHY | DEMO      |
| 88                  | 24" HACKBERRY | POOR    | DEMO      |

TOTAL INCHES TO BE REMOVED  
TOTAL TREES TO BE REMOVED  
TOTAL UNHEALTHY TREES TO BE REMOVED  
TOTAL INCHES OF UNHEALTHY TREES TO BE REMOVED  
TOTAL HEALTHY TREES TO BE REMOVED  
TOTAL INCHES OF HEALTHY TREES TO BE REMOVED  
TOTAL INCHES HEALTHY TREES TO REMAIN  
TOTAL HEALTHY TREES TO REMAIN  
(FOR SECTION 2 OF SITE WORK)

| LANDSCAPE DATA CHART (OVERALL RURAL PLAINS)  |           |         |  |
|----------------------------------------------|-----------|---------|--|
| SITE ACRES:                                  |           |         |  |
| OVERALL PARCEL                               | 223.0 AC. |         |  |
| DEVELOPABLE ACRES                            | 196.5 AC. |         |  |
| SITE ZONING: RURAL PLAINS PARTNERSHIP        |           |         |  |
| APPLICABLE OVERLAY: RURAL PLAINS PARTNERSHIP |           |         |  |
| DEVELOPMENT STANDARDS:                       |           |         |  |
| MIN. REQUIRED LANDSCAPE SURFACE AREA:        |           |         |  |
| RATIO                                        | 44.6 AC.  | 0.22    |  |
| PROVIDED LANDSCAPE SURFACE AREA:             |           |         |  |
| ACRES                                        | 64.2 AC.  | 6.84%   |  |
| ORIGINAL TREE CANOPY COVER:                  |           |         |  |
| PERCENT                                      | 15.25 AC. | 26%     |  |
| TREE CANOPY COVER REQUIRED:                  |           |         |  |
| ACRES                                        | 3.97 AC.  | 41.5%   |  |
| PRESERVED TREE CANOPY COVER PROVIDED:        |           |         |  |
| PERCENT                                      | 6.3 AC.   | 6.3 AC. |  |
| SPECIMEN TREES REMOVED                       |           |         |  |
| TOTAL NUMBER HEALTHY (SECTION 4)             | 0         |         |  |
| DBH                                          | 0"        |         |  |



| MINIMUM BUFFERING/SCREENING REQUIREMENTS                            |  |  |  |
|---------------------------------------------------------------------|--|--|--|
| HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE: |  |  |  |
| <input type="checkbox"/> ROOFTOP                                    |  |  |  |
| <input type="checkbox"/> GROUND                                     |  |  |  |
| <input checked="" type="checkbox"/> NOT APPLICABLE                  |  |  |  |
| THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING                  |  |  |  |
| LANDSCAPE IMPROVEMENTS:                                             |  |  |  |
| BUFFER/SCREEN TYPE:                                                 |  |  |  |
| NOT APPLICABLE                                                      |  |  |  |
| FOUNDATION PLANTING                                                 |  |  |  |
| PERMETER PLANTING STRIP                                             |  |  |  |
| INTERIOR VIA PLANTING                                               |  |  |  |
| UTILITY BOX SCREEN                                                  |  |  |  |
| HVAH SCREEN                                                         |  |  |  |
| DUMPSTER SCREEN                                                     |  |  |  |
| LOADING/UNLOADING AREA                                              |  |  |  |
| INCOMPATIBLE USE BUFFER                                             |  |  |  |
| 30-FOOT FRONT YARD BUFFER                                           |  |  |  |
| 40-FOOT FRONT YARD BUFFER                                           |  |  |  |
| STREET TREES                                                        |  |  |  |
| OTHER:                                                              |  |  |  |

NOTE: ALL PLANT MATERIAL SHALL BE MAINTAINED INITIALLY BY THE DEVELOPER UNTIL THE HOME OWNERS ASSOCIATION TAKES RESPONSIBILITY.  
THE DOCUMENT FOR ALL TREES REMOVED OUTSIDE OF THIS SECTION SHALL BE INCLUDED IN A TREE REMOVAL TAKE-DOWN CHART.  
REFER TO SHEET L3.0 FOR FRANKLIN REQUIRED LANDSCAPE NOTES AND DETAILS.

LEGEND

SPECIMEN TREE REPLACEMENT CHART

| SECTION | ACRES     | SPECIMEN INCHES REMOVED |     | TOTAL SPECIMEN TREE REPLACEMENT PROVIDED |
|---------|-----------|-------------------------|-----|------------------------------------------|
|         |           | 38"                     | 72" |                                          |
| 1       | 18.55 AC. | 38"                     | 72" | 519.5"                                   |
| 2       | 18.29 AC. | 72"                     |     | 595.0"                                   |
| TOTALS  | 36.84 AC. | 110"                    |     | 1,114.5"                                 |

\* REPRESENTS 6.6" OF SUPPLEMENTAL LANDSCAPE REQUIREMENT FOR EACH ACRE

AFTER INSTALLATION, THE LANDSCAPING WILL BE MAINTAINED BY: RURAL PLAINS PARTNERSHIP UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOC. TAKES OVER RESPONSIBILITY FOR MAINTENANCE.  
ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

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CITY OF FRANKLIN PROJECT NO. 5860  
REVISED DEVELOPMENT PLAN SUBMITTAL  
BERRY FARMS PUD SUBDIVISION  
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)  
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC  
ON BEHALF OF  
RURAL PLAINS PARTNERSHIP  
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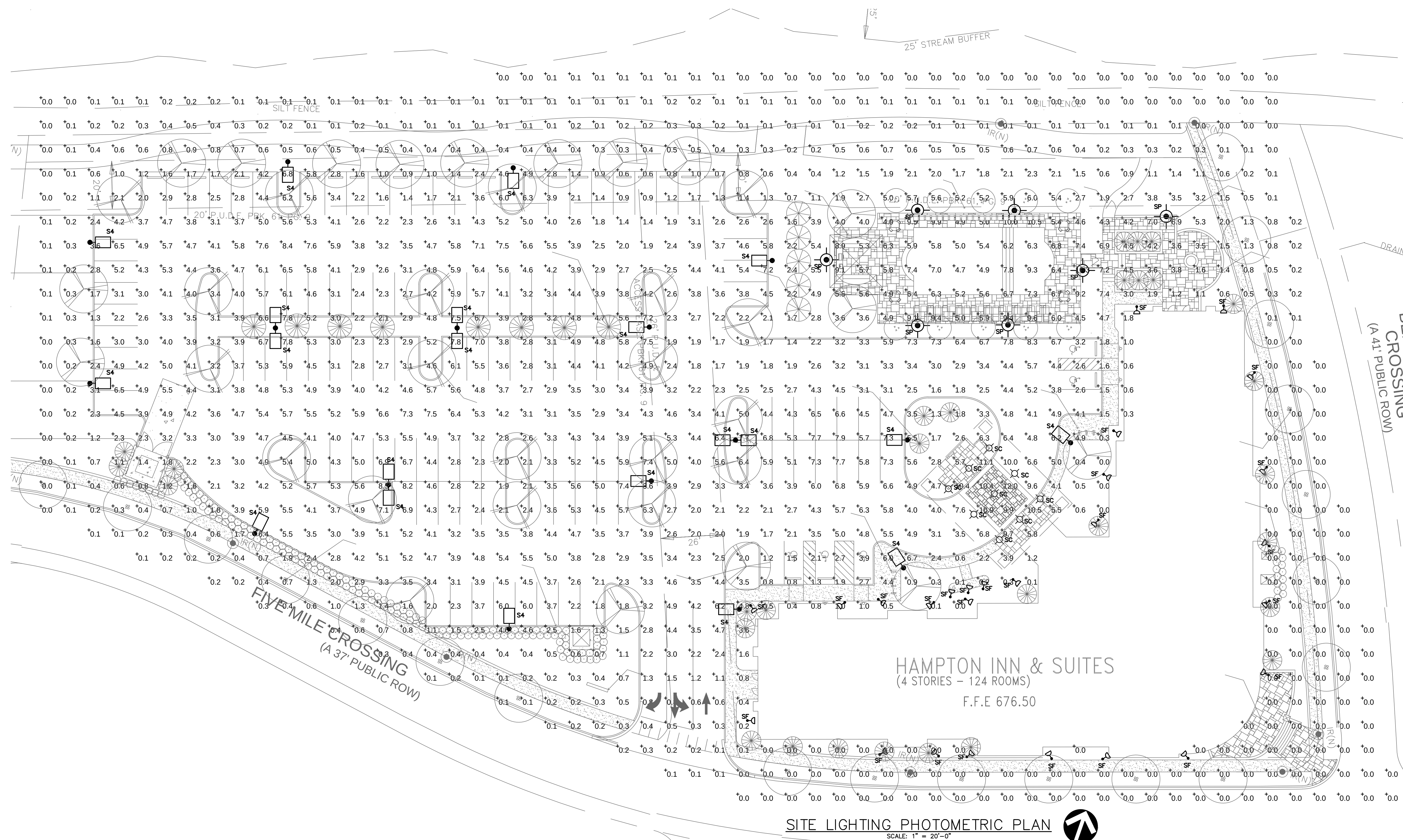
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| 07.02.15   | PER CDF COMMENTS |
| DATE       | REVISIONS        |
| 2015.06.08 | 20141520         |

L1.1  
MASTER  
TREE REMOVAL/  
PRESERVATION



| LIGHTING FIXTURE SCHEDULE |                                    |                             |                            |             |               |                 |                  |                  |
|---------------------------|------------------------------------|-----------------------------|----------------------------|-------------|---------------|-----------------|------------------|------------------|
| MARK                      | DESCRIPTION                        | MANUFACTURER                | LAMPS                      | FINISH      | MOUNTING      | FIXTURE WATTAGE | ILLUM. DIRECTION | SHIELDING METHOD |
| S3                        | POLE MOUNTED AREA LIGHT - TYPE 3   | LITHONIA #KSF2 400M R4C     | 1-400W M.H.<br>1-400W M.H. | DARK BRONZE | 18" - 0" POLE | 462             | STRAIGHT DOWN    | NONE             |
| S4                        | POLE MOUNTED AREA LIGHT - TYPE 4   | LITHONIA #KSF2 400M R4SC    | 1-400W M.H.<br>1-400W M.H. | DARK BRONZE | 18" - 0" POLE | 462             | STRAIGHT DOWN    | NONE             |
| SP                        | POST TOP AREA LIGHT FOR POOL       | LITHONIA #KVR1 175M SR3F    | 1-175W M.H.                | DARK BRONZE | 14" - 0" POLE | 198             | STRAIGHT DOWN    | NONE             |
| SF                        | FLOODLIGHT FOR BUILDING UPLIGHTING | LITHONIA #KFL3 400M R4C     | 1-400W M.H.                | DARK BRONZE | GROUND MOUNT  | 462             | TOWARD BUILDING  | BARN DOORS       |
| SC                        | RECESSED DOWNLIGHT AT CANOPY       | LITHONIA #LPFN 1/421RT 609A | 1-42W TRT                  | WHITE       | RECESS        | 50              | STRAIGHT DOWN    |                  |

TYPE S3 AND S4 FIXTURES ARE MOUNTED ON AN 18 FT. TALL POLE ON A 24" TALL BASE.



FIXTURE TYPE S3, S4



FIXTURE TYPE SP

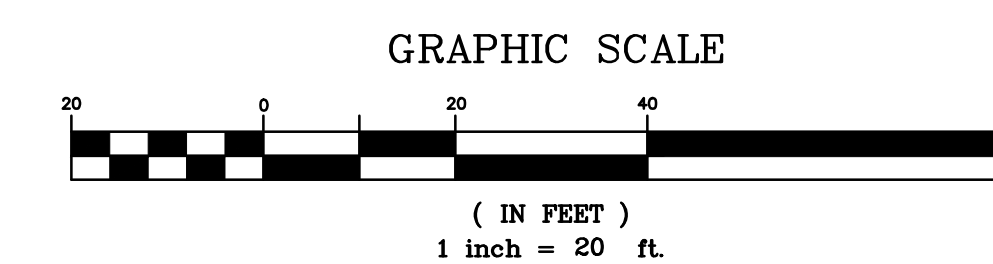


FIXTURE TYPE SF



FIXTURE TYPE SC

AVERAGE FOOT-CANDLE LEVEL IS 2.6 OVERALL.



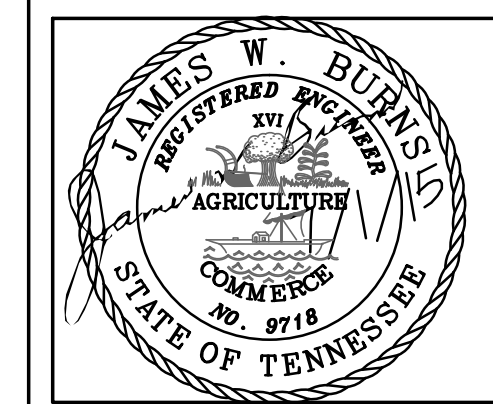
COF Berry Farms PUD Subdivision  
Development Plan, Section 4, Revision 1  
Project Number: COF no. 5860



**BOUNDS + GILLESPIE  
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*Electrical Engineers*  
 7975 STAGE HILLS BLVD., SUITE 2  
 BARTLETT, TENNESSEE 38133  
 (901)373-8462

[illegible]

**HAMPTON INN & SUITES**  
Berry Farms Crossing  
Franklin, Tennessee

|             |          |
|-------------|----------|
| Project No: | 091412   |
| Date:       | 06-05-15 |
| Sheet:      |          |

# E100





1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

- BRICK: VERTICAL BRICK @ PARAPET
- CAST STONE
- BRICK: COLUMBUS BRICK COMPANY - "FOREST GLEN" - GENUINE PAPER CUT (GROUT: HOLCIM 200N)
- STONE: INDIANA LIMESTONE - "BUFF" (GROUT: HOLCIM 200N)

- COLOR SELECTION NOTES:
1. PREFINISHED ALUMINUM WINDOWS COLOR TO BE "DARK BRONZE". BRONZE TINT GLAZING.
  2. ALL MECHANICAL LOUVERS ARE PREFINISHED (COLOR TO MATCH ADJACENT WALL COLOR).
  3. PREFINISHED ALUMINUM STOREFRONT COLOR TO BE "DARK BRONZE". BRONZE TINT GLAZING.
  4. BUILDING UP-LIGHT COLOR TO BE BRONZE.
  5. BUILDING DECORATIVE WALL SCIENCE COLOR TO BE BRONZE.
- PREFINISHED METAL EDGE FLASHING / FINISH TO MATCH ADJACENT WALL COLOR.
- CONTROL JOINT SEALANT TO MATCH ADJACENT WALL COLOR.
- MINIMUM CANOPY OVERHANG TO MATCH ADJACENT WALL COLOR.

**BOUNDS + GILLESPIE**  
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Consultant:

**PAUL D. GILLESPIE**  
ARCHITECT  
No. 10490  
STATE OF TENNESSEE

| Mark | Date     | Revision                |
|------|----------|-------------------------|
| A    | 06-28-15 | CITY OF FRANKLIN REVIEW |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |

**HAMPTON INN & SUITES**  
Berry Farms Crossing  
Franklin, Tennessee

**EXTERIOR ELEVATIONS**

Project No: 091412  
Date: 06-29-15  
Sheet: A-301





1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"  
0 4 8 12 20



2 WEST ELEVATION  
SCALE: 3/32" = 1'-0"  
0 4 8 12 20

Consultant:



| Mark | Date     | Revision                |
|------|----------|-------------------------|
| A    | 06-29-15 | CITY OF FRANKLIN REVIEW |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |
|      |          |                         |

**HAMPTON INN & SUITES**  
Berry Farms Crossing  
Franklin, Tennessee

**EXTERIOR ELEVATIONS**