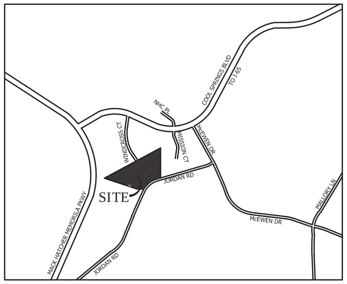
COF 2014-0116
Exhibit A



VICINITY MAP

Notes:

1. The project site is located at 1034 and 1035 Windcross Court in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62G, Group A, Parcels 6.00 and 7.00 on the Williamson County tax maps.
2. Survey information provided by Crawford and Cummings, PC.
3. Trip Generation Data - see Traffic Study by Fischbach Transportation Group, Inc.
4. Fire hydrant flow for the hydrant located at the southern end of Windcross Court (test date November 15, 2012)
   - Static Pressure: 110 psi
   - Residual Pressure: 105 psi
   - Flow: 1,043 gpm
   - Predicted flow at 20 psi: 4,966 gpm
5. The acreage of this development is ±11.21 acres.
6. There are no individual list National Registered historic structures within 500' of the property.
7. Each residential unit will be sprinklered.
8. No mineral rights are known to be held by parties outside of the property owner.
9. All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
10. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
11. All public improvements shall be located within an easement.

Legal Descriptions

Lot 10: Being Lot 10 on the Plan of Revision Six, Section "Q", Aspen Grove Subdivision, as record in Plat Book 26, page 93, in the Register's Office for Williamson County, Tennessee, to which the plan reference is hereby made for a more complete description.

Lot 11: Being Lot 11, on the Plan of Aspen Grove, Section Q, as shown on the plat of record in Plat Book 14, page 46, in the register's Office of Williamson County, Tennessee, to which plat reference is hereby made for a more complete description.

Planning Narrative

The site is located within the McEwen Character Area, Special Area 4. The site is located South of McEwen Drive and East of Cool Springs Boulevard. The surrounding uses include office to the north and west, and single family homes along Jordan Road to the East. The proposed apartment development will provide housing options within the business corridors of Cool Springs and McEwen. The apartments, which is consistant with the land use plan, will serve as a transitional use between the office/commercial uses to the west, and the single family homes to the east. The proposed development is planned to meet the development standards of the Aspen Grove Business Association's guidelines. The proposed development will be comparable in scale and design with the surrounding area.

Connectivity Index

Not Applicable.

Modification of Standards requests:

1. Allow for multi-family development to be reviewed under the non-residential and mixed use category of the City of Franklin wall and fence standards. This would allow for the a maximum wall height of 10' and a maximum change in elevation of 16' provided that two or more retaining walls are used, the wall heights do not exceed 8', and there is a minimum horizontal separation of 6' between walls.
2. Required parking to be reduced to 1.5 spaces per one-bedroom unit and 2.5 spaces per two-bedroom unit.
3. The maximum length of any attached residential building shall be 236 feet.

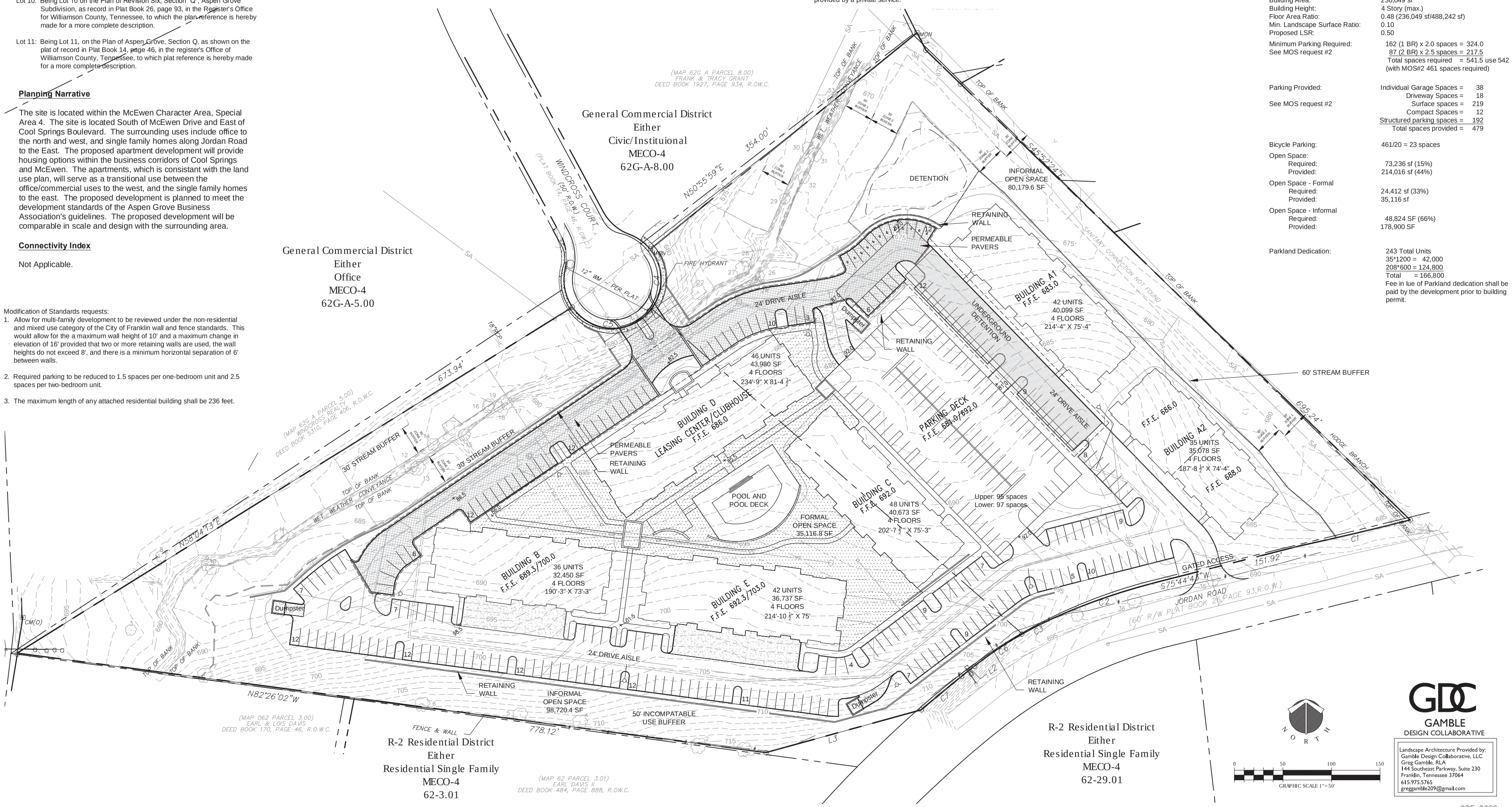
Statement of Impacts:

1. Water - The property is within the Mallory Valley Utility District for domestic water. This project will have a domestic water demand of approximately 73,450 gallons per day.
   - 162 - 1 BR apartment units @ 250 gpd = 40,500 gpd
   - 87 - 2 BR apartment units @ 350 gpd = 30,450 gpd
   - Total = 70,950 gpd
2. Sewer - The property is within the City of Franklin service district for sanitary sewer service. Proposed sewer main will connect to the existing gravity sewer line at the north east corner of the site.
3. Reclaimed Water - Re-purified water from the City of Franklin is not available to this project.
4. Street Network - The Major thoroughfare Plan indicates the future improvement of Cool Springs Boulevard from Mack Hatcher Parkway to Carothers Parkway. The identified improvements would widen the road from 4 lanes to 6 lanes. The plan also includes the on-going improvements to Mack Hatcher Parkway from Franklin Road to Murfreesboro Road which will widen the road from 2 lanes to 4 lanes.
5. Drainage Facilities - A blueline stream has been identified along the eastern edge of the property and requires a buffer per the City of Franklin Storm Water regulations. A wet weather conveyance runs along the northern property line. A buffer will be applied to the eastern portion of this feature based on the drainage basin area per the City of Franklin Storm Water regulations. The storm water runoff for this project flows north to an un-named tributary to Spencer Creek.
6. Police and Fire
   - Franklin Police Department: Police Headquarters, 900 Columbia Avenue, 3.4 miles from site
   - Franklin Fire Department: Fire Station #3, 298 Mallory Station Road, 1.8 miles from site
7. Recreation Facilities
   - Aspen Grove Park: 3200 Aspen Grove Drive, 1.0 miles from site
   - Harlinsdale Park: 239 Franklin Road, 1.8 miles from site
8. Projected Student Population
   The student population is projected at a rate of one student per 0.23 units. 249 units x 0.23 = ±58 students

   The schools that could be affected by this development are:
   - Elementary: Johnson Elementary School (3.9 miles)
   - Middle: Freedom Intermediate School (4.1 miles); Freedom Middle School (4.5 miles)
   - High: Centennial High School (1.4 miles)
9. Refuse Collection - Refuse storage and sanitation collection will be provided by a private service.

Site Data

Project Name:	The Artessa
Address:	1034 and 1035 Windcross Court Franklin, TN
Subdivision:	Aspen Grove
Lot Numbers:	10 and 11
Civil District:	8th
Map, Parcels:	62G, Group A, Parcels 6.00 and 7.00
Developer/Applicant	Embrey Partners 1020 NE Loop 410, Suite 700 San Antonio, TX 78209 contact: Brad Knolle bknolle@embreydc.com
Site Area:	Lot 10 254,282 sf (5.84 ac) Lot 11 233,960 sf (5.37 ac) Total 488,242 sf (11.21 ac)
Existing Zoning:	General Commercial (GC)
Proposed Zoning:	Residential Variety (RX)
Character Area Overlay:	McEwen (MECO-4)
Other Overlays:	None
Development Standard:	Conventional
Drainage Basin:	Spencer Creek
Existing Structures:	None
Incompatible Use Buffer	50' along southern property line
Building setbacks:	30' Front 10' Side 20' Rear
Proposed Units:	249
Proposed Density:	22.2 DUA
Building Area:	236,049 sf
Building Height:	4 Story (max.)
Floor Area Ratio:	0.48 (236,049 sf/488,242 sf)
Min. Landscape Surface Ratio:	0.10
Proposed LSR:	0.50
Minimum Parking Required: See MOS request #2	162 (1 BR) x 2.0 spaces = 324.0 87 (2 BR) x 2.5 spaces = 217.5 Total spaces required = 541.5 use 542 (with MOS#2 461 spaces required)
Parking Provided: See MOS request #2	Individual Garage Spaces = 38 Driveway Spaces = 18 Surface spaces = 219 Compact Spaces = 12 Structured parking spaces = 192 Total spaces provided = 479
Bicycle Parking:	461/20 = 23 spaces
Open Space: Required: Provided:	 73,236 sf (15%) 214,016 sf (44%)
Open Space - Formal Required: Provided:	 24,412 sf (33%) 35,116 sf
Open Space - Informal Required: Provided:	 48,824 SF (66%) 178,900 SF
Parkland Dedication:	243 Total Units 35*1200 = 42,000 208*600 = 124,800 Total = 166,800 Fee in lue of Parkland dedication shall be paid by the development prior to building permit.



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DEVELOPMENT PLAN
THE ARTESSA PUD DEVELOPMENT

1034 AND 1035 WINDCROSS COURT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 62G, GROUP A, PARCEL 6.00 AND 7.00

EMBREY PARTNERS, LTD
1020 NE LOOP 410
SUITE 700
SAN ANTONIO, TX 78209

1		08.01.2013
DATE		REVISIONS
05.13.13		PROJ. NO.

C2.0

GDC GAMBLE DESIGN COLLABORATIVE
Landscape Architecture Provided by:
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COF 2669