

SITE LAYOUT KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
(S10)	ASPHALT PAVEMENT LIGHT DUTY	-
(S10)	ASPHALT PAVEMENT HEAVY DUTY	-
(S10)	ASPHALT PAVEMENT OVERLAY	-
(S2)	CONCRETE PAVEMENT	-
(S3a)	CONCRETE CURB AND GUTTER	-
(S3b)	CONCRETE POST CURB	-
(S3c)	CONCRETE RIBBON CURB	-
(S4a)	CONCRETE SIDEWALK	-
(S4b)	CONCRETE SIDEWALK W/TURN DOWN CURB	-
(S4c)	CONCRETE WALK AT CURB AND GUTTER	-
(S5)	SIDEWALK JOINTS	-
(S6)	ACCESSIBLE SYMBOL	-
(S7)	ACCESSIBLE PARKING AREA	-
(S8a)	ACCESSIBLE RAMP	-
(S8b)	ACCESSIBLE RAMP - WINGED	-
(S9)	TACTILE WARNING SURFACE	-
(S10)	CONCRETE WHEEL STOP	-
(S11)	CONCRETE STAIRS WITH HANDRAIL	-
(S12)	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	-
(S13)	ELEVATED SIDEWALK	-
(S14)	RAMP WITH HANDRAIL	-
(S15)	RAMP WITH HANDRAIL/GUARDRAIL	-
(S16)	CONCRETE BOLLARD	-
(S17)	UTILITY PAD	-
(S18)	CONCRETE DUMPSTER PAD	-
(S19)	DRIVEWAY RAMP	-
(S20)	DIRECTIONAL ARROW	-
(S21)	PEDESTRIAN CROSSWALK	-
(S22)	CHAIN LINK FENCE (SPECIFY HEIGHT)	-
(S23)	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	-
(S24)	GUARDRAIL	-
(S25)	GUARDRAIL W/HANDRAIL	-
(S26)	SEGMENTAL RETAINING WALL	-
(S27)	24" PAINTED STOP BAR	-
(S28)	PAVED PEDESTRIAN PATHWAY	-

SITE DATA (SECTION 4)

PROJECT NAME:
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 PROVIDED

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 SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

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-X (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.)

12' (SEE PATTERN BOOK)
3 FEET

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ON BEHALF OF
RURAL PLAINS PARTNERSHIP
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Mr. Jack Parker

SIGNAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
(S29)	ACCESSIBLE PARKING SIGN	-
(S30)	ACCESSIBLE PARKING SIGN IN BOLLARD	-
(S31)	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	-
(S32)	"STOP" SIGN	-
(S33)	"DO NOT ENTER" SIGN	-
(S34)	"ONE WAY" SIGN	-
(S35)	FIRE LANE SIGNAGE	-
(S36)	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 OPEN SPACE	AC. OF 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 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	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	3.07	0.91	0	3.98	3.97	61.14
SECTION 2	0	4.68	0.75	0	5.43	5.42	58.07
SECTION 3	0	0.25	0.0	0	0.25	0.25	53.14
SECTION 4	0.0	0.0	0.14	0.20	0.14	0.20	52.94

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		18.03	51	41	92	108-143, 36-40, 42-60, 66-88, 91-108	11-13, 34-36, 41, 61-65, 69-90	203.97	554
SECTION 2		18.29	51	15	66	108-120, 122-128, 131-143, 145-159, 161-175	121, 129, 130, 149-160 & 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	168.47	462
SECTION 7		34.41	64	32	96	2001-2099	7102-7108, 7110-7112	134.06	366
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 1-5.
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
CONCEPT PLAN	02.24.2005	* 142±			1,134,625	-	-	* 142±	1,134,625
SECTION 1			AMENITY CENTER						1,134,625
SECTION 2						774			1,134,625
SECTION 3		18.40	RETAIL & RESTAURANT	301-305	55,505		300, 309, 312 & 313	125.6	1,079,120
SECTION 4		0.81	RETAIL	1-5	1,957		6-8	124.8	1,077,163
SECTION 8		7.50	RETAIL	1	66,697			116.9	1,010,466
SECTION 4		2.82	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

LINKS * NODES

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



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'

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

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DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

C3.1 SITE LAYOUT

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