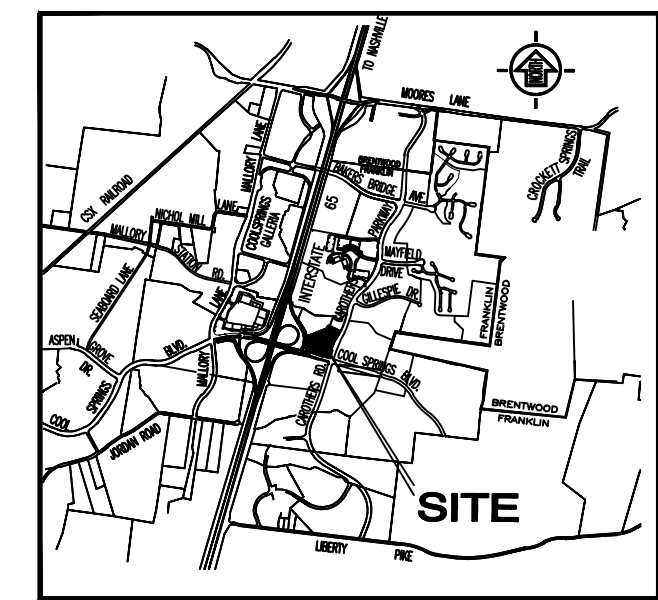


CURVE	LENGTH	RADIUS	CURVE TABLE	DELTA	TANGENT	CHORD	CHD BEARING
C1	67.83'	52.00'	74°44'05"	39.71'	63.12'	63.12'	S61°06'51"E
C2	55.90'	104.00'	30°47'54"	28.64'	55.23'	55.23'	S83°04'49"E
C3	96.41'	970.00'	5°41'40"	48.24'	96.37'	96.37'	S64°50'05"E
C4	81.79'	50.00'	93°43'21"	53.36'	72.97'	72.97'	S15°07'38"E
C5	314.43'	1747.00'	10°18'45"	157.64'	314.01'	314.01'	S21°26'58"W
C6	146.43'	136.00'	61°41'26"	81.22'	139.46'	139.46'	S62°22'04"W
C7	221.90'	622.95'	20°24'34"	112.14'	220.73'	220.73'	N11°42'40"W
C8	376.96'	1029.35'	20°58'57"	190.62'	374.86'	374.86'	N17°39'16"W
C9	90.63'	632.95'	8°12'14"	45.39'	90.55'	90.55'	S17°52'53"E
C10	123.43'	52.00'	135°59'43"	128.69'	96.43'	96.43'	S44°14'34"W



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COF Project No. 5920

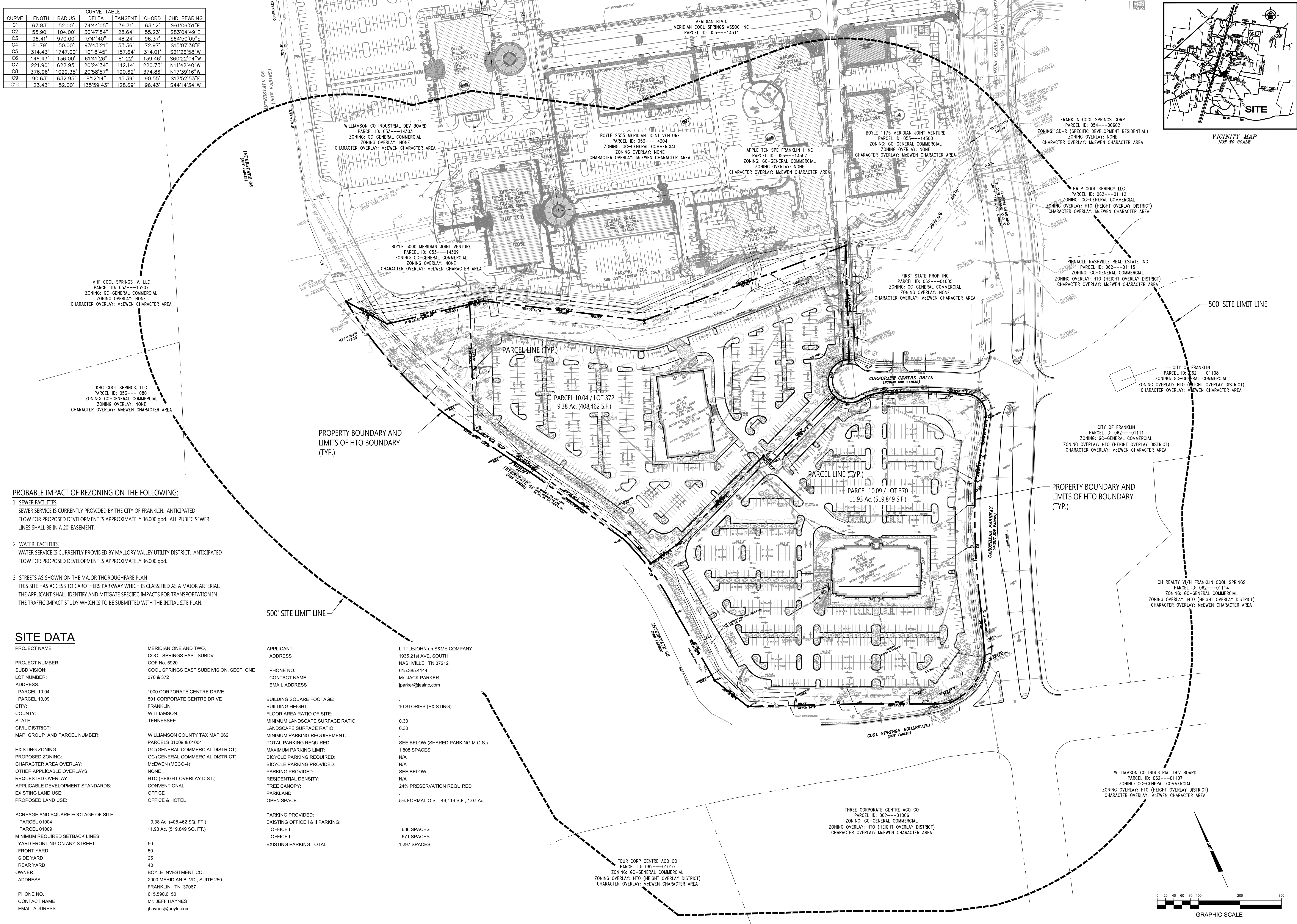
MERIDIAN REZONING
COOL SPRINGS BLVD. - CAROTHERS PKWY.
Franklin, Williamson County, Tennessee

BOYLE INVESTMENT CO.
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067



DATE	REVISIONS
08.26.2015	20140454

C1.0
EXISTING FEATURES

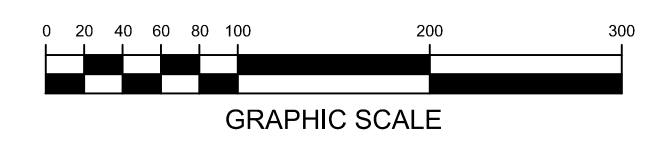


PROBABLE IMPACT OF REZONING ON THE FOLLOWING:

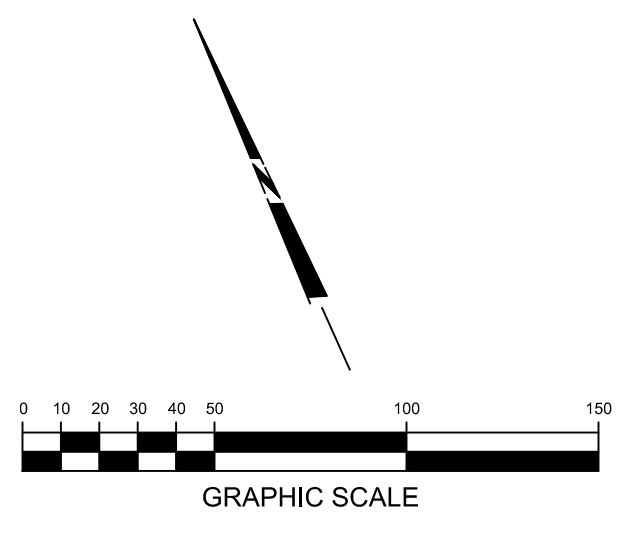
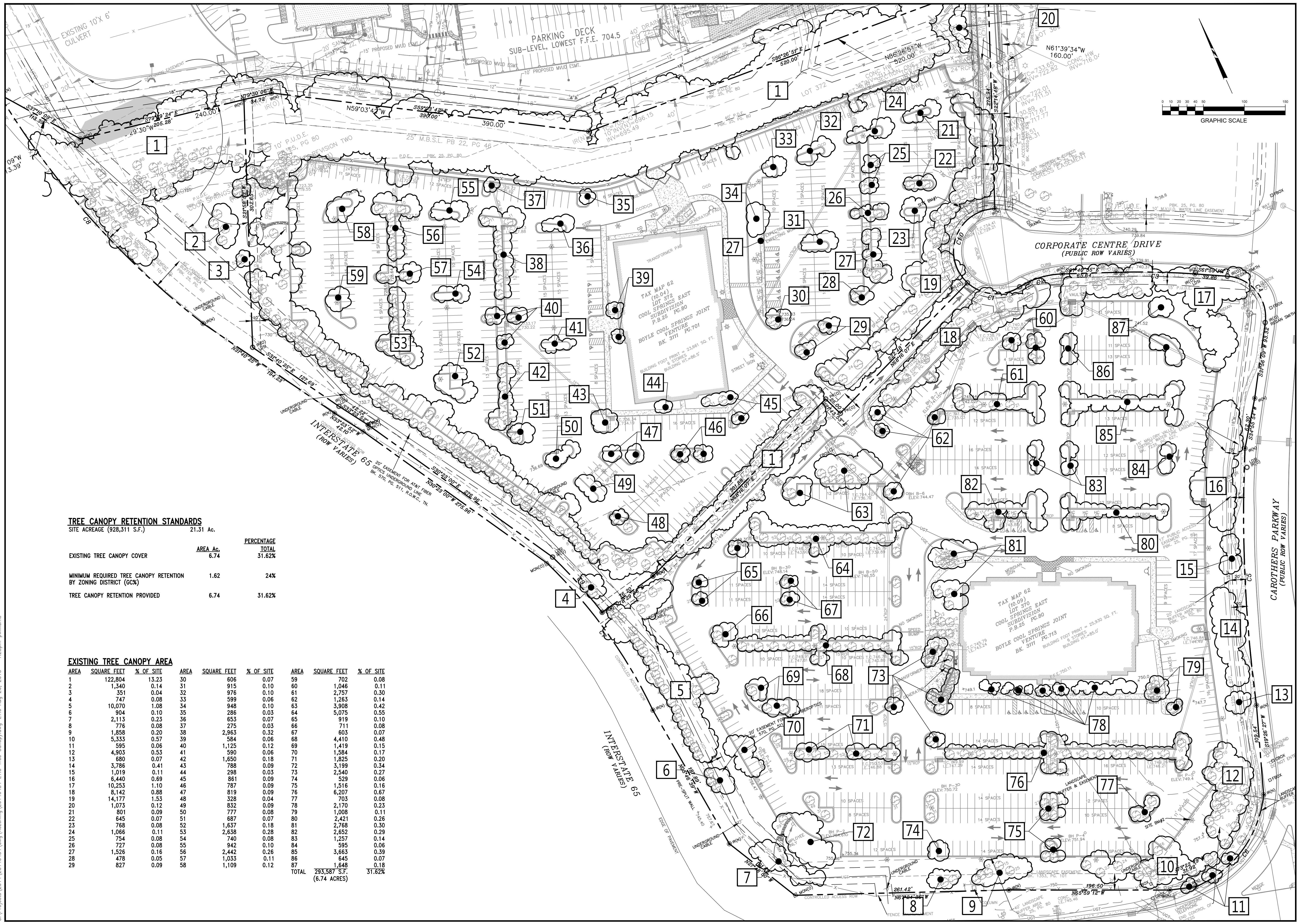
- SEWER FACILITIES**
SEWER SERVICE IS CURRENTLY PROVIDED BY THE CITY OF FRANKLIN. ANTICIPATED FLOW FOR PROPOSED DEVELOPMENT IS APPROXIMATELY 36,000 gpd. ALL PUBLIC SEWER LINES SHALL BE IN A 20' EASEMENT.
- WATER FACILITIES**
WATER SERVICE IS CURRENTLY PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. ANTICIPATED FLOW FOR PROPOSED DEVELOPMENT IS APPROXIMATELY 36,000 gpd.
- STREETS AS SHOWN ON THE MAJOR THOROUGHFARE PLAN**
THIS SITE HAS ACCESS TO CAROTHERS PARKWAY WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. THE APPLICANT SHALL IDENTIFY AND MITIGATE SPECIFIC IMPACTS FOR TRANSPORTATION IN THE TRAFFIC IMPACT STUDY WHICH IS TO BE SUBMITTED WITH THE INITIAL SITE PLAN.

SITE DATA

PROJECT NAME: MERIDIAN ONE AND TWO, COOL SPRINGS EAST SUBDV. COF No. 5920	APPLICANT: ADDRESS LITTLEJOHN AN S&ME COMPANY 1935 21st AVE. SOUTH NASHVILLE, TN 37212 615.385.4144 Mr. JACK PARKER jparker@leinc.com
PROJECT NUMBER: SUBDIVISION: LOT NUMBER: ADDRESS: PARCEL 10.04 PARCEL 10.09	PHONE NO. CONTACT NAME EMAIL ADDRESS 1000 CORPORATE CENTRE DRIVE 501 CORPORATE CENTRE DRIVE FRANKLIN WILLIAMSON TENNESSEE
CITY: WILLIAMSON	BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: FLOOR AREA RATIO OF SITE: MINIMUM LANDSCAPE SURFACE RATIO: LANDSCAPE SURFACE RATIO:
COUNTY: WILLIAMSON	10 STORES (EXISTING)
STATE: TENNESSEE	0.30
CIVIL DISTRICT: MAP, GROUP AND PARCEL NUMBER:	0.30
WILLIAMSON COUNTY TAX MAP 062; PARCELS 31009 & 01004	MINIMUM PARKING REQUIREMENT: TOTAL PARKING REQUIRED: MAXIMUM PARKING LIMIT: BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED: PARKING PROVIDED:
GC (GENERAL COMMERCIAL DISTRICT)	SEE BELOW (SHARED PARKING M.O.S.) 1,808 SPACES
GC (GENERAL COMMERCIAL DISTRICT)	N/A
MEWEN (MECO-4)	N/A
NONE	SEE BELOW
HTO (HEIGHT OVERLAY DIST.)	N/A
CONVENTIONAL	24% PRESERVATION REQUIRED
OFFICE	PARKLAND: OPEN SPACE:
OFFICE & HOTEL	5% FORMAL O.S. - 46,416 S.F., 1.07 Ac.
ACREAGE AND SQUARE FOOTAGE OF SITE: PARCEL 01004 PARCEL 01009	PARKING PROVIDED: EXISTING OFFICE I & II PARKING: OFFICE I OFFICE II EXISTING PARKING TOTAL
9.38 Ac. (408,462 SQ. FT.) 11.93 Ac. (519,849 SQ. FT.)	636 SPACES 671 SPACES 1,297 SPACES
MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET FRONT YARD SIDE YARD REAR YARD	
50 50 25 40	
OWNER: ADDRESS FRANKLIN, TN 37067	
BOYLE INVESTMENT CO. 2000 MERIDIAN BLVD., SUITE 250	
FRANKLIN, TN 37067	
615.590.8150 Mr. JEFF HAYNES jhaynes@boyle.com	



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TREE CANOPY RETENTION STANDARDS
SITE ACREAGE (928,311 S.F.) 21.31 Ac.

	AREA Ac.	PERCENTAGE
EXISTING TREE CANOPY COVER	6.74	31.62%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (GCX)	1.62	24%
TREE CANOPY RETENTION PROVIDED	6.74	31.62%

EXISTING TREE CANOPY AREA

AREA	SQUARE FEET	% OF SITE	AREA	SQUARE FEET	% OF SITE	AREA	SQUARE FEET	% OF SITE
1	122,804	13.23	30	606	0.07	59	702	0.08
2	1,340	0.14	31	915	0.10	60	1,046	0.11
3	351	0.04	32	976	0.10	61	2,757	0.30
4	747	0.08	33	599	0.06	62	1,263	0.14
5	10,070	1.08	34	948	0.10	63	3,908	0.42
6	904	0.10	35	286	0.03	64	5,075	0.55
7	2,113	0.23	36	653	0.07	65	919	0.10
8	776	0.08	37	275	0.03	66	711	0.08
9	1,858	0.20	38	2,965	0.32	67	603	0.07
10	5,353	0.57	39	584	0.06	68	4,410	0.48
11	595	0.06	40	1,125	0.12	69	1,419	0.15
12	4,903	0.53	41	590	0.06	70	1,584	0.17
13	680	0.07	42	1,650	0.18	71	1,825	0.20
14	3,786	0.41	43	788	0.09	72	3,199	0.34
15	1,019	0.11	44	298	0.03	73	2,540	0.27
16	6,440	0.69	45	861	0.09	74	529	0.06
17	10,253	1.10	46	787	0.09	75	1,516	0.16
18	8,142	0.88	47	819	0.09	76	6,207	0.67
19	14,177	1.53	48	328	0.04	77	703	0.08
20	1,073	0.12	49	832	0.09	78	2,170	0.23
21	801	0.09	50	777	0.08	79	1,008	0.11
22	645	0.07	51	687	0.07	80	2,421	0.26
23	768	0.08	52	1,637	0.18	81	2,768	0.30
24	1,066	0.11	53	2,638	0.28	82	2,652	0.29
25	814	0.08	54	740	0.08	83	1,257	0.14
26	727	0.08	55	942	0.10	84	595	0.06
27	1,526	0.16	56	2,442	0.26	85	3,663	0.39
28	478	0.05	57	1,033	0.11	86	645	0.07
29	827	0.09	58	1,109	0.12	87	1,648	0.18
TOTAL	293,587 S.F.					87	1,648	0.18
	(6.74 ACRES)						293,587 S.F.	31.62%

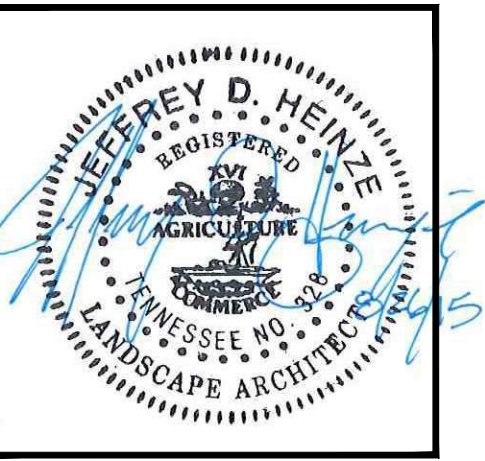
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EXISTING TREE CANOPY

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