

**SITE DATA:**

PROJECT NAME: FAMILY LEGACY PUD SUBDIVISION  
 PROJECT NUMBER: 6072  
 SUBDIVISION: FAMILY LEGACY PUD SUBDIVISION  
 LOT NUMBER: 1  
 ADDRESS: 554 FRANKLIN ROAD  
 CITY: FRANKLIN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 8TH CIVIL DISTRICT  
 MAP GROUP, PARCEL NUMBERS: MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01  
 EXISTING ZONING: R1  
 PROPOSED ZONING: SD-X 0/34.500  
 CHARACTER AREA OVERLAY: BERRY'S CHAPEL BC-4  
 OTHER APPLICABLE OVERLAYS: HHO - HILLSIDE/HILLCREST OVERLAY  
 FWO - FLOODWAY OVERLAY

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
 PARCEL ACREAGE: PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC  
 TOTAL ACREAGE/SQUARE FOOTAGE: 22.72 ACRES OR 989,504 SF  
 MINIMUM REQUIRED SETBACKS: AS ESTABLISHED BY P.U.D. PLAN

OWNER PARCEL 73: STEPHEN T. ROGERS  
 JAMES F. HOLLOWAY  
 ETHEL R. DETCH  
 554 FRANKLIN ROAD  
 FRANKLIN TN 37069

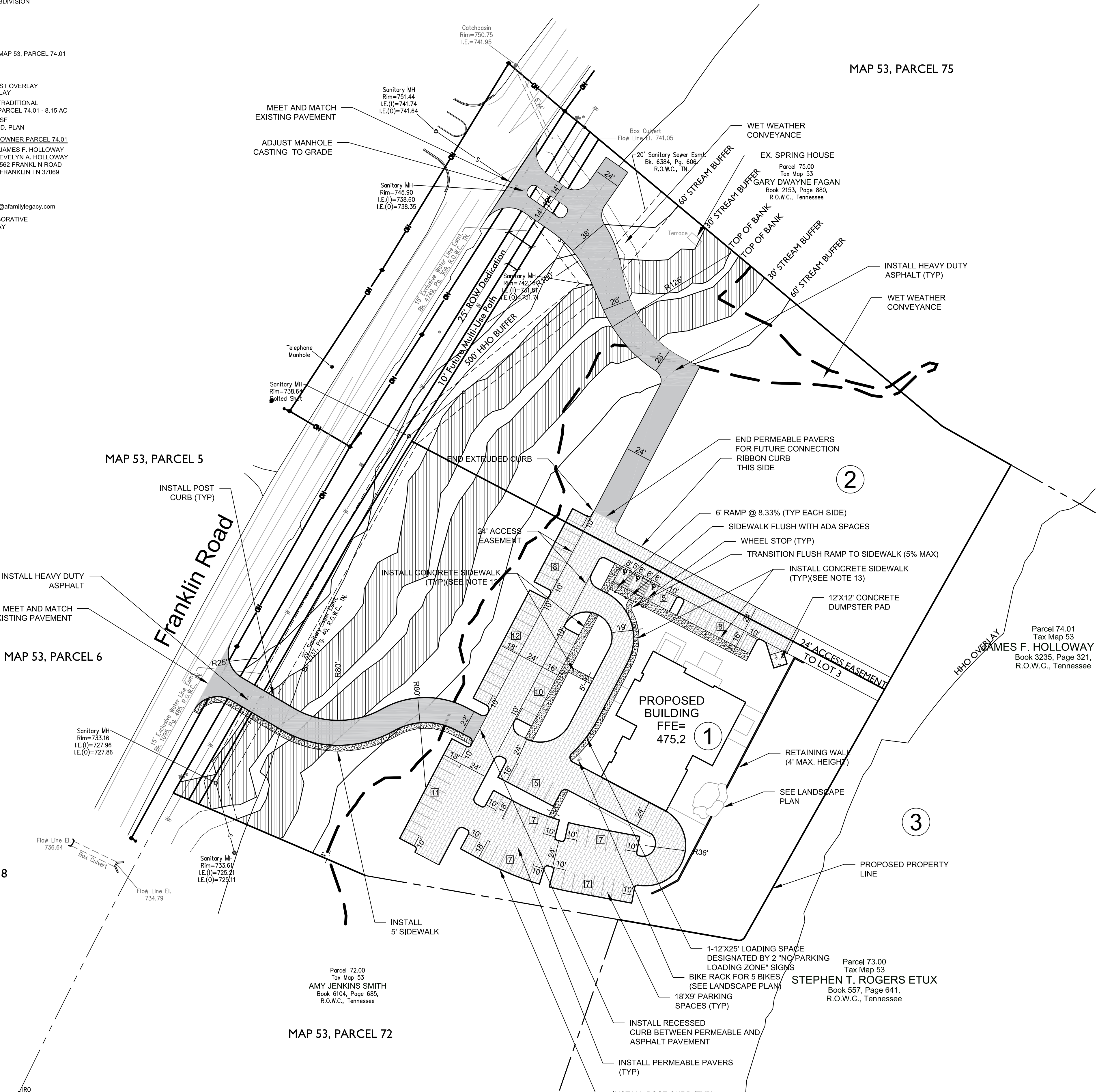
OWNER PARCEL 74.01: JAMES F. HOLLOWAY  
 EVELYN A. HOLLOWAY  
 562 FRANKLIN ROAD  
 FRANKLIN TN 37069

APPLICANT: WILLIAM GREGORY  
 7427 CHARLOTTE PIKE  
 NASHVILLE TN, 37209  
 (615) 390-7724 WGregory@familylegacy.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TN 37064  
 615.975.5765  
 greggambledesign@gmail.com  
 GREG S GAMBLE

OFFICE PHONE: 615.975.5765  
 EMAIL ADDRESS: greggambledesign@gmail.com  
 CONTACT: GREG S GAMBLE

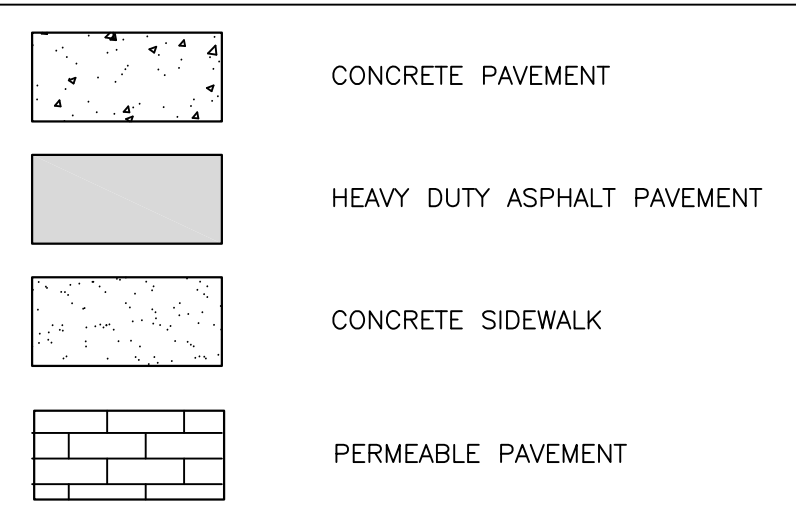
LOT 1  
 PROPOSED LOT SIZE: 165,568 SF or 3.80 ACRES  
 PROPOSED USE: FUNERAL HOME  
 BUILDING SQUARE FOOTAGE: 10,500 SF  
 BUILDING HEIGHT: ONE STORY  
 MINIMUM L.S.R.: 0.25  
 L.S.R. PROVIDED: 0.668  
 INCOMPATIBLE BUFFER REQUIRED: NONE  
 MINIMUM VEHICLE PARKING REQUIRED BY APPROVED DEV. PLAN: 86  
 MAXIMUM PARKING PERMITTED: 108  
 PARKING PROVIDED: 82  
 BIKE PARKING REQUIRED BY APPROVED DEV. PLAN: 5  
 BIKE PARKING PROVIDED WITH THIS PLAN: 5



**SITE CONSTRUCTION NOTES**

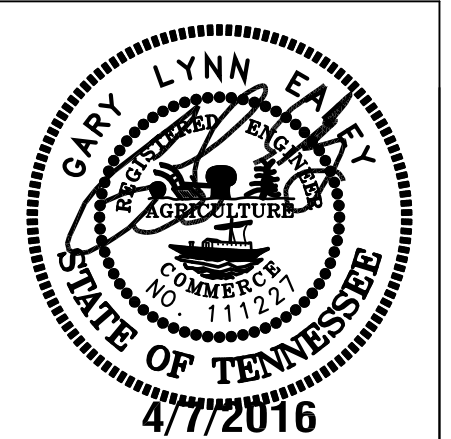
1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE. AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT PER T.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.
12. ALL RADII AT INTERNAL ISLANDS ARE 3'. OTHER RADII ARE 5' UNLESS NOTED.
13. CONCRETE WALKS WHERE CURB IS INDICATED ARE TO BE TURNDOWN SIDEWALKS. CONCRETE WALKS ADJACENT TO GRASS DO NOT REQUIRE TURNDOWN.
14. ALL PERMEABLE PAVERS TO BE PLACED IN A WATER QUALITY/DETENTION EASEMENT ON FINAL PLAT.

**PAVEMENT LEGEND:**



**PROJECT GENERAL NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.
9. THE SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.



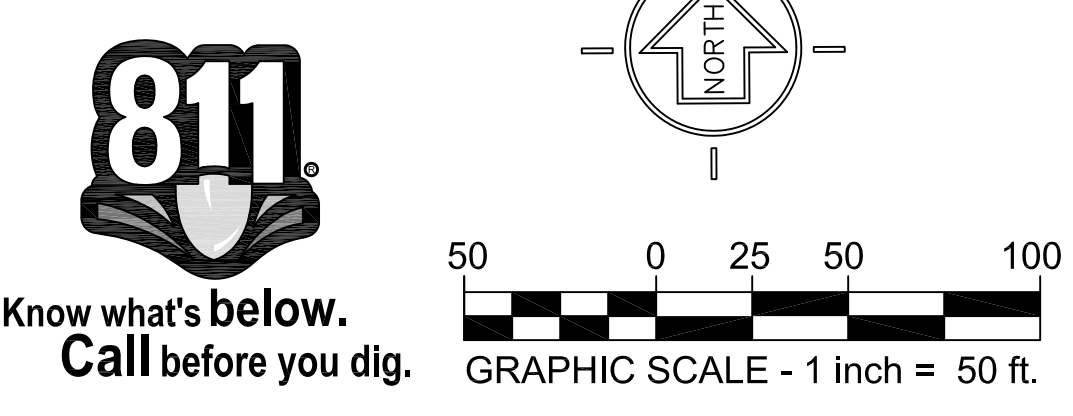
**LAND SOLUTIONS COMPANY, LLC**  
 2925 Berry Hill Drive, Nashville, TN 37204

**Family Legacy PUD Subdivision**  
**Site Plan - Lot 1 (Funeral Home)**  
 Being Parcels 73.00 & 74.01 on Tax Map 53  
 Franklin, Williamson County, Tennessee

**ISSUANCE/REVISION NOTES:**

- PLAN DATE: March 7, 2016
- PLAN REVISION DATE: April 7, 2016
- 1 NONE
- 2 NONE
- 3 NONE
- 4 NONE

**SITE PLAN**  
**C2.0**  
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Know what's below.  
 Call before you dig.