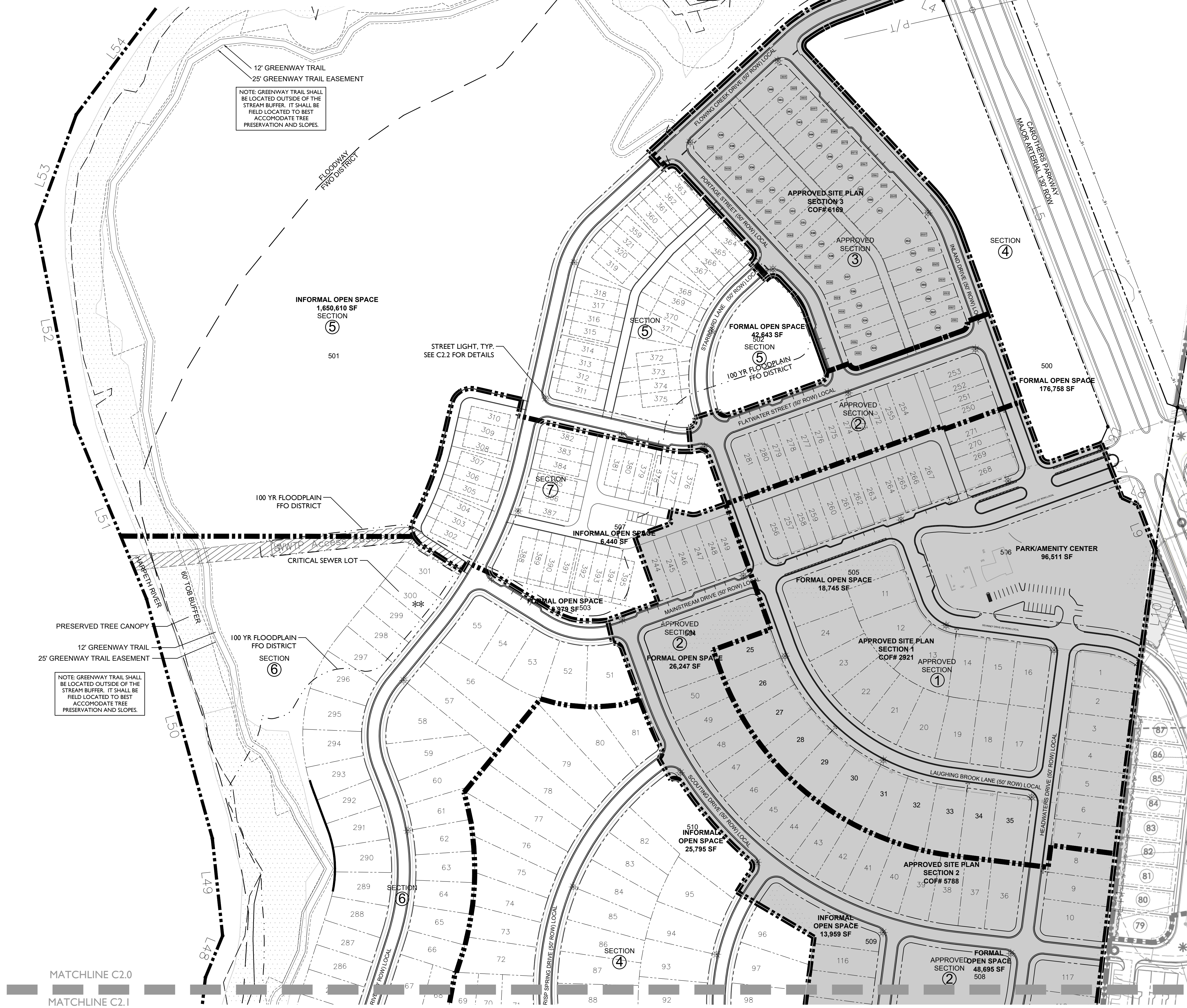


OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT:	15% REQUIRED	FORMAL OPEN SPACE REQUIRED:	9.58 AC, 33% REQUIRED
SITE ACREAGE:	195.50 AC / 8,515,980 SF	FORMAL PROVIDED:	12.81 AC
OPEN SPACE ACREAGE REQUIRED:	29.32 AC	INFORMAL OPEN SPACE REQUIRED:	19.35 AC, 66% REQUIRED
OPEN SPACE PROVIDED:	117.66 AC	INFORMAL PROVIDED:	100.95 AC

KEY CLASSIFICATION	TYPE	AREA (SQ)	
500	FORMAL	PARK	176,758
501	INFORMAL	GREENBELT	1,650,610
502	FORMAL	PARK	42,843
503	FORMAL	PARK	8,979
504	FORMAL	PARK	29,247
505	FORMAL	PARK	18,745
506	FORMAL	PARK/AMENITY CENTER	96,511
507	INFORMAL	PARK	18,440
508	FORMAL	PARK	48,695
509	INFORMAL	GREENBELT	13,999
510	INFORMAL	GREENBELT	25,795
511	FORMAL	PARK/LAUNCH	81,388
512	INFORMAL	GREENBELT	4,879,279
513	FORMAL	PARK	89,376
TOTAL PROVIDED:			5,124,432 SF



DEVELOPMENT PLAN REVISION SUMMARY:

- DEVELOPMENT PLAN REVISION 4: SUBMITTED OCT 2016**
 - REVISED LAYOUT FOR SOUTHEAST PORTION OF SITE AROUND THE LARGE FORMAL OPEN SPACE PARK. IN ADDITION TO ROAD NETWORK CHANGE, ATTACHED COTTAGE HOMES ARE NOW PROPOSED IN THIS AREA.
 - ADDITION OF SINGLE FAMILY DETACHED LOT TYPE C
 - INCREASE OF 28 RESIDENTIAL LOTS
- DEVELOPMENT PLAN REVISION 3 (COF#4729): APPROVED JAN 2015**
 - ADDITION OF OPEN SPACE IN SOUTHEAST PORTION OF SITE
 - INCREASE OF 31 RESIDENTIAL LOTS
- DEVELOPMENT PLAN REVISION 2 (COF#4584): APPROVED AUGUST 2014**
 - RELOCATE POOL AMENITY TO THE FORMAL OPEN SPACE AREA IN SECTION 1
- DEVELOPMENT PLAN REVISION 1 (COF#2348): APPROVED JAN 2014**
 - ADDITION OF SINGLE FAMILY DETACHED LOT TYPE B, FOR A TOTAL OF TWO DETACHED SINGLE FAMILY HOME SIZES.

LAND USE PLAN COMPLIANCE:

- CHARACTER AREA OVERLAY: MECO-6
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
- THE EXISTING USES WITHIN MECO-6 ARE PREDOMINANTLY ATTACHED OR DETACHED RESIDENTIAL. THE PROPOSED PLAN PROVIDES BOTH ATTACHED AND DETACHED RESIDENTIAL HOMES CONSISTENT WITH THE PREDOMINANT USES.
 - COMMERCIAL, OFFICE OR RETAIL USES ARE NOT SUPPORTED BY THE LAND USE PLAN, AND ARE NOT PROPOSED.
 - NEW GROWTH SHOULD BE ENCOURAGED IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE CURRENTLY AVAILABLE OR ARE PLANNED.
 - CITY OF FRANKLIN SEWER MAIN IS CURRENTLY ALONG THE CAROTHERS CREEK BASIN AND STOPS AT A MAN HOLE ON OLD SOUTH CAROTHERS ROAD. MILCROFTON WATER MAIN IS PLANNED ALONG SOUTH CAROTHERS PARKWAY.
 - THE MAJOR THOROUGHFARE PLAN IDENTIFIES THE LOCATION OF SOUTH CAROTHERS PARKWAY. THIS ROAD WILL BE THE ACCESS TO THE PROPERTY.

LOCAL COMPATIBILITY

THE PROPOSED WATERS EDGE NEIGHBORHOOD IS PLANNED WITH SIMILAR DESIGN STANDARDS TO THOSE IN LOCHWOOD GLEN, LAOD PARK, AND SIMMONS RIDGE. LOT SIZES, STREET RIGHT-OF-WAYS, AND NEIGHBORHOOD PARKS ARE CONSISTENT ELEMENTS OF ALL FOUR SUBDIVISIONS. THE PLAN ADDRESSES THE HOMESTEADS OF THE ADJACENT NEIGHBORS TO THE EAST AND WEST WITH SIGNIFICANT OPEN SPACE SET ASIDE AREAS BORDERING THESE PROPERTIES. CAROTHERS PARKWAY HAS BEEN EXTENDED SOUTH, ALONG WITH UTILITIES.

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACENT TO THE HARPETH RIVER.

395 UNITS = 258,000 SF (5.92 ACRES) OF REQUIRED DEDICATED PARKLAND.
 (35 UNITS X 1,200 SF) + (260 UNITS X 600 SF) = 258,000 SF

DEDICATED AND CONSTRUCTED ELEMENTS:
 PROPOSED TRAIL: 9600 LINEAR FEET
 ASSOCIATED 2% EASEMENT: 240,000 SF (5.5 ACRES)
 CANOE ACCESS: 1,200 SF (0.3 ACRES)

GREENWAY TRAIL EASEMENT TO BE APEE - ALL PUBLIC ACCESS EASEMENT.

SITE DATA

PROJECT NUMBER:	WATERS EDGE DEVELOPMENT PLAN, REVISION 4
PROJECT NUMBER:	8284
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	NA
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.91)
PROPOSED DENSITY:	SD-R (2.92)
CHARACTER AREA OVERLAY:	MECO-6
APPLICABLE DEVELOPMENT STANDARD:	F70, FLOODWAY FRINGE OVERLAY
TOTAL AC:	195.50 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.0, C2.1)

OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
CONTACT:	THOMPSONS STATION, TN 37179
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
SUITE 200:	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE20@GMAIL.COM

BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	10
MINIMUM LANDSCAPE SURFACE RATIO:	10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	2.02 UNITS/AC
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	FORMAL PROVIDED: 9.77 AC
	INFORMAL PROVIDED: 12.81 AC
INFORMAL REQUIRED:	19.36 AC
INFORMAL PROVIDED:	100.95 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	117.66 AC

STATEMENT OF IMPACTS

WATER:
 WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON CAROTHERS PARKWAY.
 395 UNITS = 138,250 GPD

SEWER:
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES:
 REUSE WATER IS CURRENTLY NOT AVAILABLE.

STREET NETWORK:
 THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND NOW EXTENDS TO THE SOUTH THROUGH LAOD PARK, CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLEX WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES:
 DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE:
 FRANKLIN FIRE STATION #2 - 3.0 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 3.8 MILES DRIVING DISTANCE

RECREATION FACILITIES:
 A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE WEST.

PROJECTED STUDENT POPULATION:
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 44 HOMES.
 395 X .64 = 253 STUDENTS

TRINITY ELEMENTARY 3.5 MILES
 PAGE MIDDLE SCHOOL 4.8 MILES
 PAGE HIGH SCHOOL 4.8 MILES

REFUSE COLLECTION:
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
 THE WATERS EDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

MINERAL RIGHTS:
 NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

NOTES

- THE APPLICANT HAS PROVIDED AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT TO A WASTEWATER TREATMENT PLANT.
- THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1.500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

Water's Edge Land Use:	TRAFFIC GENERATION DATA PROVIDED BY FISCHBACH TRANSPORTATION GROUP, INC.	
	LLC 210	LLC 230
Size:	241	132
Average Daily Traffic:	2,294	819
Daily Enter:	1,147	409
Daily Exit:	1,147	409
AM Peak Hour Total:	181	64
AM Peak Hour Enter:	45	11
AM Peak Hour Exit:	136	54
MID Peak Hour Total:	161	57
MID Peak Hour Enter:	80	29
MID Peak Hour Exit:	80	29
PM Peak Hour Total:	241	75
PM Peak Hour Enter:	152	51
PM Peak Hour Exit:	89	25

MODIFICATIONS OF STREET STANDARDS REQUEST:
 The applicant requests a modification of standards to Street Standards Section 3.1.13 (4) to permit a reduced centerline offset. Street jogs and/or intersections on minor collector and local streets of less than two-hundred (200) feet shall not be allowed, except where both intersection streets are cul-de-sacs in which case the street jogs with centerline offsets of less than one hundred and twenty five (125) feet shall not be allowed. The requested distance is approximately 80 feet. Street A is approximately 300 feet in length with no residential homes accessed from it. This street was intended to be a mid block break and terminate on the large formal open space Lot 511.

CONNECTIVITY INDEX MODIFICATION OF STANDARDS REQUEST:
 LINKS (+): 43
 NODES (+): 28
 43/20 = 1.55

MODIFICATION OF DESIGN STANDARDS REQUEST:
 THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY TO THE NORTH, SOUTH, AND WEST. THREE ACCESS POINTS ARE PLANNED TO CAROTHERS PARKWAY.

Development Schedule

Section 1	Under Construction
Section 2	Under Construction
Section 3	Under Construction
Section 4	July 2017 - June 2018
Section 5	Jan. 2018 - Dec. 2019
Section 6	July 2018 - June 2019
Section 7	Jan. 2019 - Dec. 2020
Section 8	July 2019 - June 2020
Section 9	Jan. 2020 - Dec. 2021

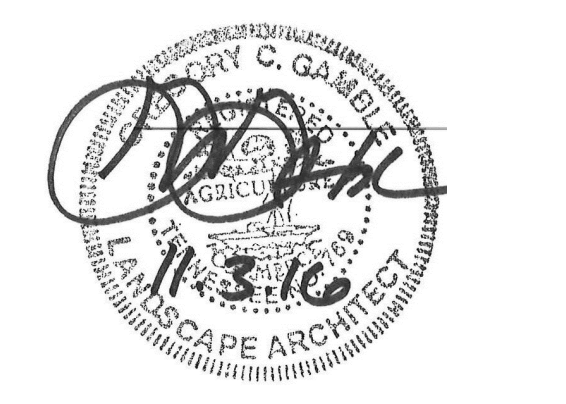
OVERALL DEVELOPMENT PLAN

GRAPHIC SCALE 1"=100'



DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

WATERS EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 4
 PARCEL 49.00 ON TAX MAP 89
 FRANKLIN, TENNESSEE



ISSUED: OCTOBER 10, 2016

Revision	Date
1	November 3, 2016

SHEET
 C2.0
 COF # 6284