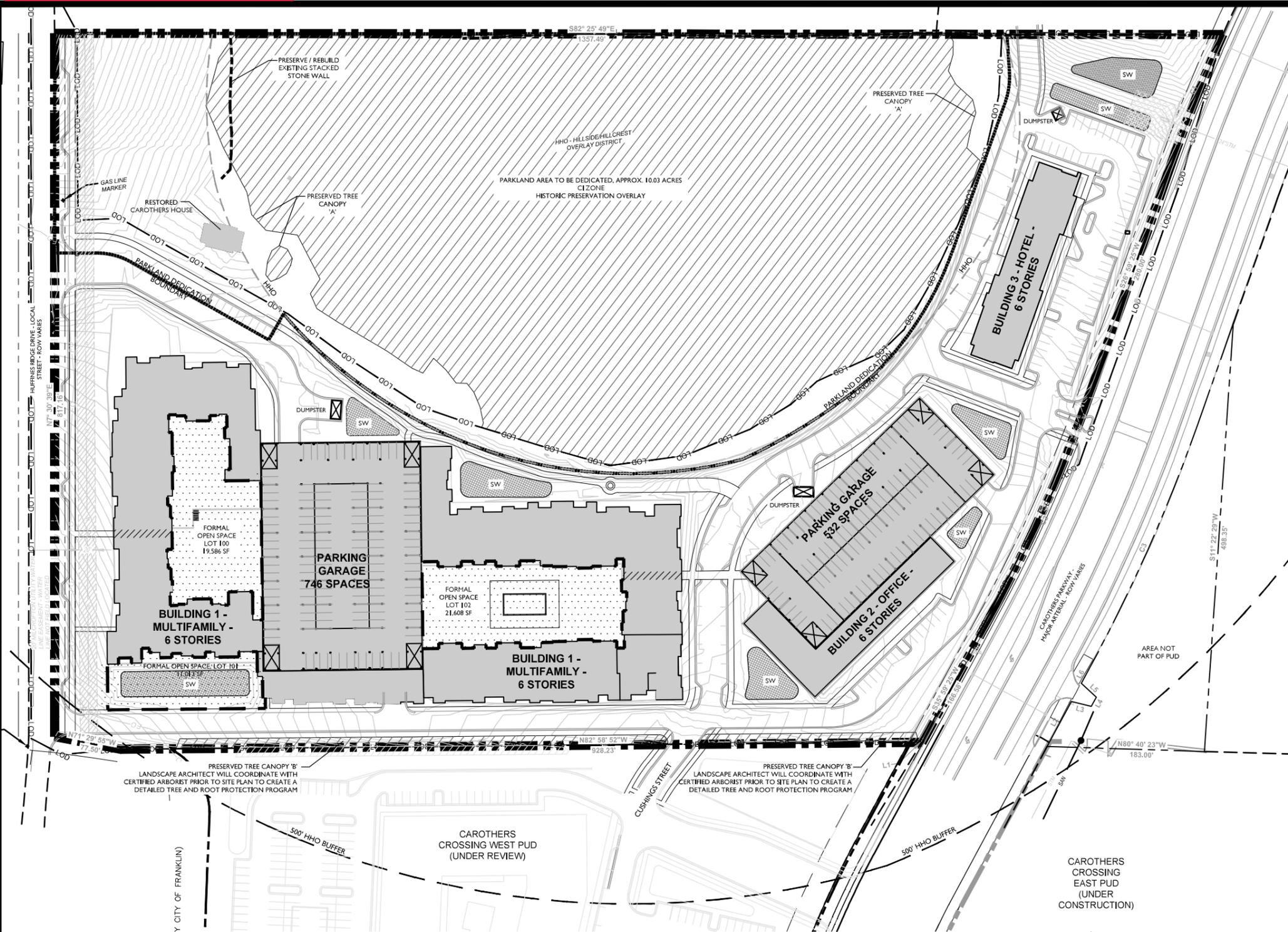


Exhibit A



SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	6876
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (18.8/150000/170)
EXISTING CHARACTER AREA:	CI
OTHER APPLICABLE OVERLAYS:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	HHO, HHO BUFFER, CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
SD-X:	12.67 AC
CI:	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-in.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	426
REQUIRED LSR:	0.20 SD-X, 0.40 CI, 0.62
PROVIDED LSR:	1.532
MINIMUM PARKING REQUIREMENT:	
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	1,480
PROVIDED PARKING:	18,77 D.U.A.
RESIDENTIAL DENSITY:	13.61 AC (592,698 SF)
TREE CANOPY:	426 UNITS X \$4,304 = \$1,833,504
PARKLAND:	
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC (49,658 SF)
PROVIDED (ALL FORMAL):	1.20 AC (52,207 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
 WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES, THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
 426 UNITS * 350 GPD = 149,100 GPD
 150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
 170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
 NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
 NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
 NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
 NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
 426 * 0.64 = 273 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
 REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 13.61 AC (60% OF SITE)
 REQUIRED CANOPY PRESERVATION: 22%
 22% X 13.61 AC TOTAL CANOPY: 2.99 AC (130,244 SF)
 PROVIDED CANOPY PRESERVATION: 58%
 7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

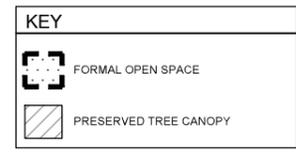
MINIMUM OPEN SPACE REQUIREMENT: 5%
 5% * 22.70 AC = 1.14 AC / 49,658 SF
 NOTE: ALL OPEN SPACE IS FORMAL
 TOTAL OPEN SPACE PROVIDED: 1.20 SF / 52,207 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	COURTYARD	19,586 SF
101	FORMAL	PLAZA	11,013 SF
102	FORMAL	COURTYARD	21,608 SF

PARKING TAKEDOWN CHART

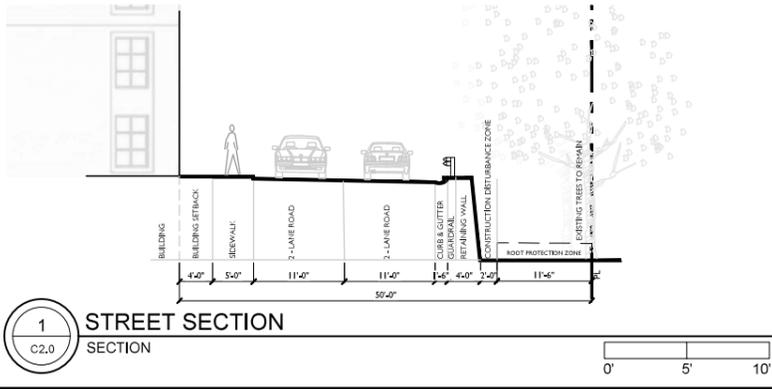
Phase	Proposed Development	COF Required Parking		Requirements Based on Shared Parking Analysis	Provided Parking	
		Qty	Unit		Location	Qty
Phase I Residential	84'	18R	1.5/unit	126		
	196'	28R	2.5/unit	265	Garage	384
	23'	38R	3/unit	69	Surface	8
	213	TOTAL		460		392
Phase II Residential	84'	18R	1.5/unit	126		
	196'	28R	2.5/unit	265	Garage	362
	23'	38R	3/unit	69	Surface	15
	213	TOTAL		460		377
Hotel Phase	170	Rooms	1/room	170		
	18	Employee	1/eva	18	Surface	70
Office Phase	132,500	SF	4/1000sf	530	Garage	532
				530	Surface	30
Dedicated Park					Surface	15
TOTAL				1639		1616

* UNIT MIX COUNT MAY VARY BY PHASE WITHIN THE 426 TOTAL PERMITTED USES



BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,288



HUFFINES PROPERTY PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Issued: Dec. 10, 2018

Revision Date
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DEVELOPMENT PLAN SHEET C2.0

OF # 6876