

REZONING REQUEST

COLLETTA PARK PUD SUBDIVISION

COF 6490

MAP 89, PARCEL 55.00
 MAP 79M B, PARCEL 28.00
 MAP 79M B, PARCEL 29.00
 MAP 089, PARCEL 43.03
 MAP 089, PARCEL 43.04
 FRANKLIN, TENNESSEE
 CIVIL DISTRICT 14

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 NEIGHBORHOOD CONTEXT PLAN
- C 1.1 NEIGHBORHOOD CONTEXT PLAN
- C 1.2 OVERALL EXISTING CONDITIONS PLAN
- C 1.3 OVERALL EXISTING CONDITIONS PLAN
- C 2.0 DEVELOPMENT DEVELOPMENT PLAN
- C 2.1 DEVELOPMENT DEVELOPMENT PLAN
- C 2.3 TYPICAL ARCHITECTURE
- C 3.0 NORTH GRADING AND DRAINAGE PLAN
- C 3.1 SOUTH GRADING AND DRAINAGE PLAN
- C 4.0 NORTH ROW AND ACCESS PLAN
- C 4.1 SOUTH ROW AND ACCESS PLAN
- C 4.2 NORTH AUTOTURN PLAN
- C 4.3 SOUTH AUTOTURN PLAN
- C 5.0 NORTH UTILITY PLAN
- C 5.1 SOUTH UTILITY PLAN



MODIFICATION OF DESIGN STANDARDS REQUEST

THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

REQUESTED MODIFICATIONS OF STANDARDS
 COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards
 The applicant requests a Modification of Standards as it relates to the following item for the Seward Hill, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.
 The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hill Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECCO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as Single-Family Residential and the portion in MECCO-6 as Mixed Residential. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECCO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DU/A. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECCO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity
 The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed, providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.
 During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OWNER: 089 05500
 ESTATE OF MARY ETTA ADAMS
 32 COLONEL WINSTEAD DRIVE
 BRENTWOOD, TN 37027
 JOHN E. ADAMS, JR EXECUTOR
 (615) 377-3219

OWNER: 079 MB 02800
 GLENN R. ADAMS
 PO BOX 680098
 FRANKLIN, TN 37067

OWNER: 079 MB 02900
 ROB G. ADAMS
 PO BOX 680098
 FRANKLIN, TN 37067

OWNER: 089 04303
 WATKINS PATTIE SUE
 4344 S CAROTHERS RD
 FRANKLIN, TN 37064

OWNER: 089 04304
 DURRIN GEORGE V
 4350 S CAROTHERS RD
 FRANKLIN, TN 37064

APPLICANT:
 GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TN 37064
 615.975.5765
 greggambles200@gmail.com
 GREG GAMBLE

ENGINEER:
 LAND SOLUTIONS COMPANY, LLC
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 615.300.8496
 kevin@landsolutionsco.net
 KEVIN ESTES

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
 PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER
 GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY SUITE 200
 FRANKLIN TN 37064
 GREG GAMBLE, RLA (615) 975-5765
 EMAIL ADDRESS: greggambles200@gmail.com



REZONING REQUEST

COLLETTA PARK PUD SUBDIVISION

COF # 6490
 FRANKLIN, TENNESSEE

SITE DATA:

| | |
|--|---|
| PROJECT NAME: | COLLETTA PARK PUD SUBDIVISION |
| PROJECT NUMBER: | 6490 |
| SUBDIVISION: | NA |
| LOT NUMBER: | |
| ADDRESS: | 1101 RIDGEWAY DRIVE, MURFREESBORO ROAD |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 14TH CIVIL DISTRICT |
| MAP, GROUP, PARCEL NUMBERS: | 079 MB 002800 079 MB 002900 089 05500 089 04303 089 04304 |
| EXISTING ZONING: | R-1 |
| PROPOSED ZONING: | SD-R (1.31) |
| CHARACTER AREA OVERLAY: | MECCO-6, SWCO-3 |
| OTHER APPLICABLE OVERLAYS: | NONE |
| APPLICABLE DEVELOPMENT STANDARD: | CONVENTIONAL |
| PARCELS 28.00 AND 29.00 ACREAGE: | 2.7 AC |
| PARCELS 55.00, 43.03, AND 43.04 ACREAGE: | 196.3 AC |
| TOTAL ACREAGE: | 199 AC |
| TOTAL SQUARE FOOTAGE: | 8,670,225 |

| | |
|---------------------------|----------------|
| PRE-APPLICATION SUBMITTAL | JUNE 2, 2017 |
| INITIAL SUBMITTAL | JULY 10, 2017 |
| RESUBMITTAL | AUGUST 3, 2017 |
| RESUBMITTAL | |
| REVISION | |

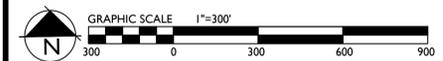
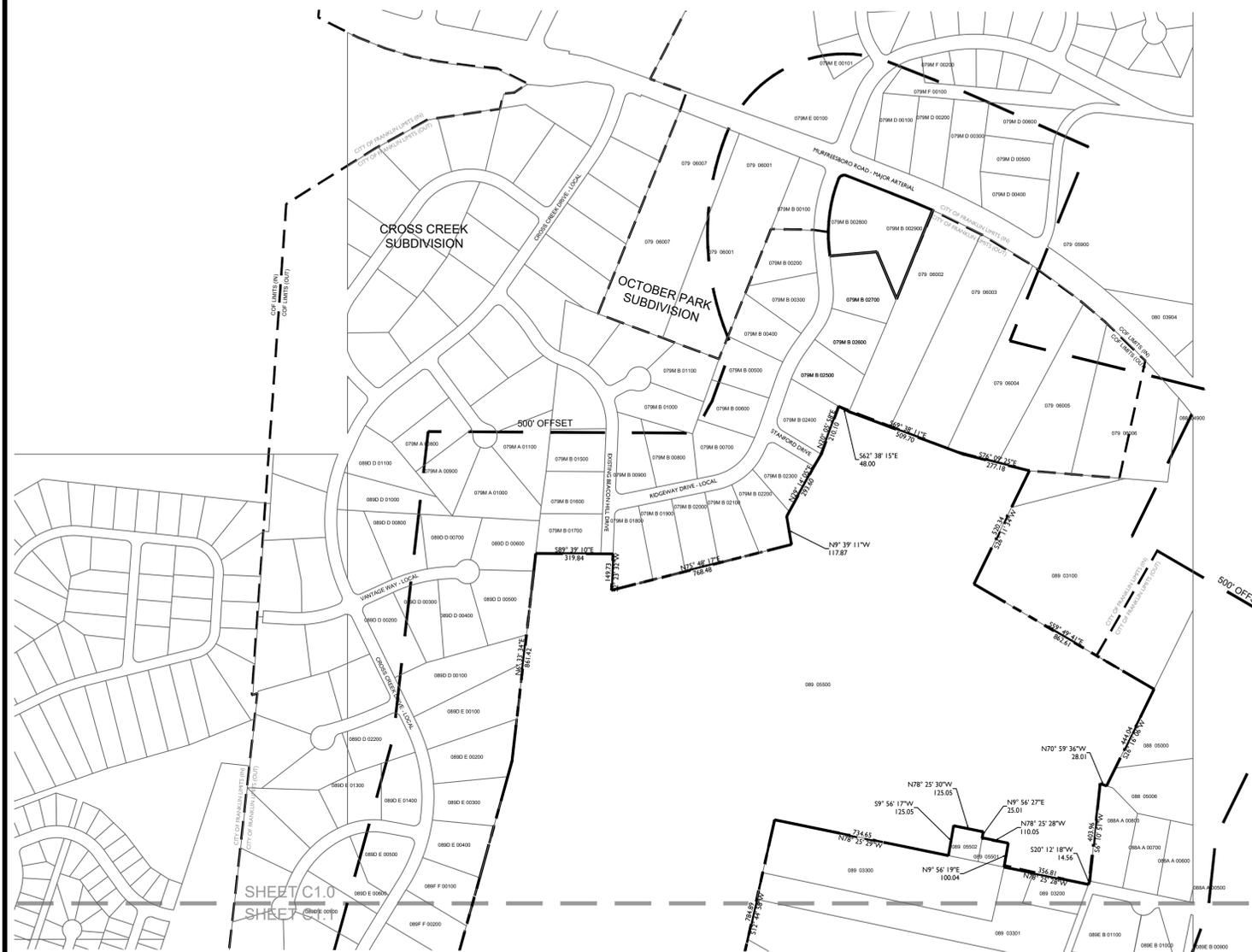


Revision Date
 ▲ 08.03.2017
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500' NEIGHBORS LIST:

| PARCEL ID | OWNER ADDRESS | OWNER | CITY | STATE | ZIP | ZONE | CHARACTER AREA | LAND-USE | DEV STANDARD |
|----------------|----------------------|-------------------------------|------------------|-------|-------|-----------|----------------|------------------|--------------|
| 1 088-05500 | MURFREESBORO RD | ADAMS JAMES E JR | Brentwood | TN | 37027 | MGA-1 | SWCO-3 | Vacant | Conventional |
| 2 079-06003 | MURFREESBORO RD | FRENZEL G CHARLES | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Vacant | Conventional |
| 3 079-06004 | 4091 MURFREESBORO RD | FRENZEL GERALD CHARLES JR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 4 079-06005 | 4095 MURFREESBORO RD | DOOD WALTER EARLE SR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 5 079M-A02000 | 109 HOLLOW CT | HALSBROOKS TRESA L | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 6 079M-A01000 | 113 HOLLOW CT | KEENAN COLM | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 7 079M-A01100 | 115 HOLLOW CT | LUNA JONES W | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 8 079M-B02000 | 1104 RIDGEWAY DR | PEPPER LEONARD M | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 9 079M-B02000 | 1108 RIDGEWAY DR | BRADSHAW ANTHONY | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 10 079M-B02000 | 1112 RIDGEWAY DR | FERGUSON MATTHEW ALLEN | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 11 079M-B02000 | 1114 RIDGEWAY DR | LAMBERT OLIVER J | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 12 079M-B02000 | 1200 RIDGEWAY DR | O'CONNELL PHILLIP | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 13 079M-B02000 | 1206 RIDGEWAY DR | RHEA KATHRYN L | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 14 079M-B02000 | 1210 RIDGEWAY DR | HANNIGAN PAUL D | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 15 079M-B01500 | 2001 BEACON HILL DR | WILLIS WADE A | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 16 079M-B01600 | 1995 BEACON HILL DR | PRUITT JAY R | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 17 079M-B01700 | 1991 BEACON HILL DR | CAPLEN BRIAN GEORGE | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 18 079M-B01800 | 1211 RIDGEWAY DR | SLINGERLAND RUTH | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 19 079M-B01900 | 1209 RIDGEWAY DR | BRITTAIN THOMAS DAVID | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 20 079M-B02000 | 1207 RIDGEWAY DR | SHOEMAKE JULLIS S | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 21 079M-B02000 | 1205 RIDGEWAY DR | PACKARD DONALD A | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 22 079M-B02000 | 1203 RIDGEWAY DR | OWENS MICHAEL A | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 23 079M-B02000 | 1101 STANFORD DR | BURNS WILLIAM C JR | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 24 079M-B02000 | 1115 RIDGEWAY DR | MOEHLE MARK A | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 25 079M-B02000 | 1111 RIDGEWAY DR | RICH DALE | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 26 079M-B02000 | 1109 RIDGEWAY DR | BUSEMEIER NORMAN T III | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 27 079M-B02700 | 1105 RIDGEWAY DR | GOERZEN LAURIE | Franklin | TN | 37067 | NC | SWCO-3 | Residential | Conventional |
| 28 088-04900 | 4115 MURFREESBORO RD | WRIGHT GLEN EPPERSON | Franklin | TN | 37067 | MGA-1 | SWCO-2 | Residential | Either |
| 29 088-05000 | 1980 CEDARHILL DR | MIZELL TROY A | Thompson Station | TN | 37179 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 30 088-05001 | 4119 MURFREESBORO RD | CHURCH ST DUNSTANS EPISCOPAL | Franklin | TN | 37153 | MGA-1 | SWCO-2 | Residential | Either |
| 31 088-05002 | 1972 CEDARHILL DR | MIZELL TROY A | Franklin | TN | 37067 | MGA-1 | SWCO-2 | Residential | Either |
| 32 088-05006 | 1982 CEDARHILL DR | SLAUGHTER JAMES C | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 33 088-05007 | MURFREESBORO RD | CEMETERY HOLY CROSS-MARSHALL | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Civic | Conventional |
| 34 088-05008 | MURFREESBORO RD | CEMETERY MARSHALL | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Civic | Conventional |
| 35 088A-A00500 | 4209 WARREN RD | POMEROY DAVE GLENN JR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 36 088A-A00600 | 4211 WARREN RD | DOSUNMU BASIL OLUWAJIDE | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 37 088A-A00700 | 4213 WARREN RD | PORTER JERRE L | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 38 088A-A00800 | 4215 WARREN RD | ROBERTS HAL M | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 39 089-03000 | 4340 S CAROTHERS RD | GLASS JEAN MARIE GILES | Franklin | TN | 37067 | R-1 (COF) | MECO-6 | Agriculture | Conventional |
| 40 089-03001 | 4338 S CAROTHERS RD | GLASS HARRY GREGORY | Franklin | TN | 37067 | R-1 (COF) | MECO-6 | Residential | Conventional |
| 41 089-03100 | 4113 MURFREESBORO RD | MIZELL TROY A | Thompson Station | TN | 37179 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 42 089-03200 | 4217 WARREN RD | HICKERSON LOU WILLE | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 43 089-03300 | 4221 WARREN RD | HICKERSON ROBERT JR | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 44 089-03301 | 4223 WARREN RD | HICKERSON LOU WILLE | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Vacant | Conventional |
| 45 089-03500 | 4269 WARREN RD | KINGS WILLIAM ROBERT | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Agriculture | Conventional |
| 46 089-03501 | 4240 WARREN RD | HUMPHREY RONALD | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 47 089-03502 | 4244 WARREN RD | OFMAN LEE | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 48 089-03503 | 4248 WARREN RD | LASTER KELLY D | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 49 089-03504 | 4252 WARREN RD | SKAGGS FRANK P IV | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 50 089-03505 | 4256 WARREN RD | KANDEL MARY E REVOCABLE TRUST | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 51 089-03506 | 4260 WARREN RD | DESANTIS DEREK T | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 52 089-03507 | 4264 WARREN RD | HOOD JONATHAN S | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 53 089-03508 | 4268 WARREN RD | MCGRATH ROBERT PAUL | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 54 089-03509 | 4272 WARREN RD | GREGUS JOSEPH A | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential | Conventional |
| 55 089-03600 | 4276 WARREN RD | HOOD JAMES ROBERT | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Agriculture | Conventional |
| 56 089-03802 | 4281 WARREN RD | PEREZ ANDRES | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 57 089-03807 | 4287 WARREN RD | HOOD JAMES ROBERT JR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 58 089-03808 | 4293 WARREN RD | MOORE JERRY ADSON JR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 59 089-03700 | 4408 S CAROTHERS RD | SIMMONS RIDGE JOINT VENTURE | Franklin | TN | 37067 | R-2 (COF) | MECO-6 | Agriculture | Conventional |
| 60 089-03800 | 4378 S CAROTHERS RD | SMITH STERLING C | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Open Space | Conventional |
| 61 089-03801 | S CAROTHERS RD | SMITH STERLING C | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Vacant | Conventional |
| 62 089-03900 | 4372 S CAROTHERS RD | RIEDEL BERNHARD | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Residential | Conventional |
| 63 089-04000 | 4364 S CAROTHERS RD | HEITHCOCK JAMES G | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Mixed-Use | Conventional |
| 64 089-04200 | 4352 S CAROTHERS RD | ANDERSON WILMA JUNE TRUST | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 65 089-04301 | S CAROTHERS RD | LOCKWOOD DEXTER | Franklin | TN | 37067 | R-2 (COF) | MECO-6 | Agriculture | Conventional |
| 66 089-04302 | 4348 S CAROTHERS RD | PEDEN RALPH H JR | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 67 089-04303 | 4344 S CAROTHERS RD | WATKINS PATTI SUE | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Est. Residential | Conventional |
| 68 089-04304 | 4350 S CAROTHERS RD | DURNIN GEORGE V | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Agriculture | Conventional |
| 69 089-04400 | 4341 S CAROTHERS RD | RUSSELL ROBERT | Franklin | TN | 37067 | ER | MECO-6 | Agriculture | Conventional |
| 70 089-05501 | WARREN RD | MILCROFTON UTILITY DIST | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Utilities | Conventional |
| 71 089-05502 | MURFREESBORO RD | MILCROFTON UTILITY DIST | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Utilities | Conventional |

CONTINUED ON PAGE C1.1



LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURRIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTH-EAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 04 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

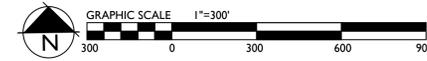
THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

THENCE NORTH 73 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.



| Parcel ID | Address | Owner | County | State | Zip | SWCO | Residential | Conventional | |
|-----------|-------------|-------------------------|--------------------------------------|-----------|-----|-------|-------------|--------------|-------------------------------|
| 72 | 089D-D00100 | 1149 CROSS CREEK DR | FRANSTON WALTER KEITH | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 73 | 089D-D00200 | 213 VANTAGE WAY | CHRISTOFFERSEN B MICHON | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 74 | 089D-D00300 | 209 VANTAGE WAY | MURPHY JOHN L | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 75 | 089D-D00400 | 205 VANTAGE WAY | WELLS MICHAEL P | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 76 | 089D-D00500 | 201 VANTAGE WAY | RAMOS TRIFANY A | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 77 | 089D-D00600 | 200 VANTAGE WAY | JORDAN MARGARET | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 78 | 089D-D00700 | 204 VANTAGE WAY | JOHNSON VAL | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 79 | 089D-D00800 | 208 VANTAGE WAY | BEASLEY EVERETT L JR | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 80 | 089D-D01000 | 1137 CROSS CREEK DR | HASSLER MICHAEL C | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 81 | 089D-D01100 | 1133 CROSS CREEK DR | OKERSON C ALBERT | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 82 | 089D-D02200 | 301 RIDGETOP CT | HILL SARAH | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 83 | 089D-E01000 | 1183 CROSS CREEK DR | BRASEL MIKE T | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 84 | 089D-E02000 | 1187 CROSS CREEK DR | GLEASON ALAN R | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 85 | 089D-E03000 | 1159 CROSS CREEK DR | YOUNG CLAYTON S | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 86 | 089D-E04000 | 1183 CROSS CREEK DR | MINCHEW ALAN B | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 87 | 089D-E05000 | 1162 CROSS CREEK DR | PRUITT TIMOTHY A | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 88 | 089D-E06000 | 405 CROSS CREEK CT | CASE STEVEN H | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 89 | 089D-E07000 | 409 CROSS CREEK CT | EVANS MICHAEL D | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 90 | 089D-E08000 | 1174 CROSS CREEK CT | WOOD CHARLES A JR | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 91 | 089D-E01300 | 404 CROSS CREEK CT | JOHNSON DAVID E | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 92 | 089D-E01400 | 403 CROSS CREEK CT | DONAHOE JOHN JR | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 93 | 089E-A00100 | 4229 WARREN RD | HENSON HEATHER | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 94 | 089E-A00200 | 4233 WARREN RD | RENFRIED DANA | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 95 | 089E-A00300 | 4231 WARREN RD | GILMORE JOE H | Franklin | TN | 37068 | MGA-1 | SWCO-3 | Residential Conventional |
| 96 | 089E-A00400 | 4241 WARREN RD | EDGE DANIEL S | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 97 | 089E-A00500 | 4245 WARREN RD | KUEKER MICHAEL | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 98 | 089E-A00600 | 4249 WARREN RD | ALLINSON JOHN E | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 99 | 089E-A00700 | 4253 WARREN RD | THOMPSON TIMOTHY W | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 100 | 089E-A00800 | 4257 WARREN RD | ROMEO CAUDIO | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 101 | 089E-A00900 | WARREN RD | VALLEY VIEW DEV INC | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Vacant Conventional |
| 102 | 089E-A01000 | 4259 WARREN RD | COGHLAN PATRICK W | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 103 | 089E-B00100 | 4201 WARREN CT | KRENGEL NORMAN K | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 104 | 089E-B00200 | 4217 WARREN CT | EDGE DANIEL S | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 105 | 089E-B00700 | 4206 WARREN CT | BROWN ROGER LEE | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 106 | 089E-B00800 | 4202 WARREN CT | REEVES TOMMY L | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 107 | 089E-B00900 | 4220 WARREN RD | CARLAND ROBERT MORGAN | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 108 | 089E-B01000 | 4218 WARREN RD | CAMERON JAMES | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 109 | 089E-B01100 | 4216 WARREN RD | NEWMAN ANDREW J | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Residential Conventional |
| 110 | 089F-F00100 | 1176 CROSS CREEK DR | SYBERT JAMES G | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 111 | 089F-F00200 | 1178 CROSS CREEK DR | MONTETH DAVID B | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 112 | 089F-F00300 | 1182 CROSS CREEK DR | HELTON MICHAEL GLENN | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 113 | 089F-F00400 | 504 BILTMORE CT | DEBOLT SHARON L | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 114 | 089F-F00500 | 505 BILTMORE CT | HORECKA DANIEL P | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 115 | 089F-F00600 | 501 BILTMORE CT | JOE LN REBECCA P | Franklin | TN | 37064 | NC | SWCO-3 | Residential Conventional |
| 116 | 089F-F00700 | 1180 CROSS CREEK DR | JAMESON ZACHARY | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 117 | 089F-F00800 | 1191 CROSS CREEK DR | SYLVIS LAWRENCE G | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 118 | 089F-F00900 | 1187 CROSS CREEK DR | BYRNE DANIEL W | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 119 | 089F-F01000 | 1183 CROSS CREEK DR | BARNES PHILIP H JR | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 120 | 089F-F01100 | 1181 CROSS CREEK DR | WARDEN MARK ALAN | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 121 | 089F-F01200 | 1177 CROSS CREEK DR | DARNELL JUDY M | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 122 | 089F-F01300 | 1175 CROSS CREEK DR | HODGES D BROOKS III | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 123 | 089F-F01400 | 1173 CROSS CREEK DR | COOTS EDWARD B | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 124 | 089F-F01500 | 1169 CROSS CREEK DR | LAWMORE CAROL S TR | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 125 | 089F-F01600 | 1167 CROSS CREEK DR | CAUDILL MAX T | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 126 | 089F-F01700 | 1165 CROSS CREEK DR | MCGRAW DEREK S | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 127 | 079-06002 | MURFREESBORO RD | KRANTZ ANNE J FREEMAN | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Vacant Conventional |
| 128 | 089-04100 | 4386 S CAROTHERS RD | PIGG BILLY H TR | Franklin | TN | 37064 | MGA-1 | SWCO-3 | Est. Residential Conventional |
| 129 | 079M-B03400 | 1110 RIDGEWAY DR | PINK SYR ENTERTAINMENT LLC | Franklin | TN | 37067 | NC | SWCO-3 | Residential Conventional |
| 130 | 089-03400 | 4225 WARREN RD | CAROTHERS DANIEL Y JR | Franklin | TN | 37067 | MGA-1 | SWCO-3 | Est. Residential Conventional |
| 131 | 079M-B00100 | 1100 RIDGEWAY DR | OCTOBER PARK PARTNERS LLC | Franklin | TN | 37067 | SD-R | SWCO-3 | Residential Conventional |
| 132 | 079-06001 | MURFREESBORO RD | OCTOBER PARK PARTNERS LLC | Franklin | TN | 37067 | SD-R | SWCO-3 | Residential Conventional |
| 133 | 079-06007 | MURFREESBORO RD | OCTOBER PARK PARTNERS LLC | Franklin | TN | 37067 | SD-R | SWCO-3 | Residential Conventional |
| 134 | 079-05900 | 4100 MURFREESBORO RD | FOUNTAINS OF FRANKLIN LLC | Franklin | TN | 37064 | SD-X | SWCO-3 | Multi-Family Conventional |
| 135 | 079M-D00100 | 4068 MURFREESBORO RD | BETTS CHRISTOPHER E | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 136 | 079M-D00200 | 4076 MURFREESBORO RD | SALAZAR MARY ELLEN | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 137 | 079M-D00300 | 4078 MURFREESBORO RD | BOEMAN H ANDREW | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 138 | 079M-D00400 | 107 CHESTER STEPHENS CT | CAVENDER DAVID O | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 139 | 079M-D00500 | 111 CHESTER STEPHENS CT | MCGUIRE W GARY AND JANE M REV TRUST | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 140 | 079M-D00600 | 115 CHESTER STEPHENS CT | TAYLOR ROBERT P AND JAN J TAYLOR REV | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 141 | 079M-E00101 | 209 SPRINGHOUSE DR | AWAD GEORGE | Franklin | TN | 37067 | R-1 (COF) | SWCO-3 | Residential Either |
| 142 | 079M-E00100 | CHESTER STEPHENS RD | CALDWELL EST HOMEOWNERS ASSOC INC | Nashville | TN | 37202 | R-1 (COF) | SWCO-3 | Open Space Either |
| 143 | 079M-F00200 | 102 CHESTER STEPHENS RD | BERREY THOMAS | Franklin | TN | 37067 | R-1 (COF) | SWCO-2 | Residential Either |
| 144 | 079M-F00100 | CHESTER STEPHENS RD | CALDWELL EST HOMEOWNERS ASSOC INC | Nashville | TN | 37067 | R-1 (COF) | SWCO-2 | Open Space Either |



NOTES:
1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

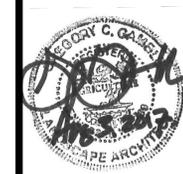
COLLETTA PARK PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



| Revision | Date |
|----------|------------|
| 1 | 08.03.2017 |
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| | |
| | |

NEIGHBORHOOD
CONTEXT PLAN

C1.1
COF 6490



Revision Date

| | |
|---|------------|
| ▲ | 08.03.2017 |
| △ | |
| △ | |
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NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

| TREE AREA | EXISTING |
|-----------|--------------|
| TREE A | 20,501 SF |
| TREE B | 184,595 SF |
| TREE C | 5,661,025 SF |
| TREE D | 152,235 SF |
| TOTAL SF | 6,018,356 SF |

EXISTING TREE CANOPY: 6,018,356 SF
 6,018,356 SF / 8,670,225 SF = 69.4% (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
 36% OF TOTAL CANOPY
 6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
 TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES
 SOIL TYPES: 54.6% TYPE A SOIL
 25.8% TYPE B SOIL
 17.2% TYPE C SOIL
 0.0% TYPE D SOIL
 2.4% NON-SOIL AREAS

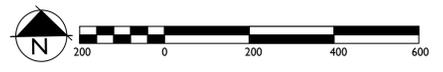
STORMWATER NARRATIVES

- BASIN A:**
 STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
 BASIN AREA: 53.2 AC.
 OUTFALL ELEVATION: 737'
- BASIN B:**
 STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
 BASIN AREA: 32.7 AC.
 OUTFALL ELEVATION: 740'
- BASIN C:**
 STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
 BASIN AREA: 80.8 AC.
 OUTFALL ELEVATION: 694'
- BASIN D:**
 STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
 BASIN AREA: 15.2 AC.
 OUTFALL ELEVATION: 726'
- BASIN E:**
 STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINKHOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
 BASIN AREA: 167.0 AC.
 OUTFALL ELEVATION: 673'

STATEMENT OF IMPACTS:

- WATER:**
 WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
 261 X 350 GPD = 91,350 GPD
- SEWER:**
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.
- REPURIFIED (REUSE) WATER FACILITIES:**
 NOT AVAILABLE
- STREET NETWORK:**
 AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C.4 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.
- THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.
- THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.
- FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.
- DRAINAGE FACILITIES:**
 THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.
- POLICE AND FIRE DEPT:**
 FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE
- RECREATIONAL FACILITIES:**
 LIBERTY PARK - 3.0 MILES DRIVING DISTANCE
- PROJECTED STUDENT POPULATION:**
 261 HOMES X 64 STUDENTS = 168 PROJECTED STUDENTS
- REFUSE COLLECTION:**
 PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.
- RESTRICTIVE COVENANTS:**
 A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.
- NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED**

| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| ArC | Armour silt loam, 5 to 12 percent slopes |
| ArC2 | Armour silt loam, 5 to 12 percent slopes, eroded |
| BrB2 | Braxton cherty silt loam, 2 to 5 percent slopes, eroded |
| BrC2 | Braxton cherty silt loam, 5 to 12 percent slopes, eroded |
| BsC3 | Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded |
| BsD3 | Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded |
| CkC | Culleoka silt loam, 5 to 12 percent slopes |
| CkD | Culleoka silt loam, 12 to 20 percent slopes |
| CkD3 | Culleoka silt loam, 12 to 20 percent slopes, severely eroded |
| CkE | Culleoka silt loam, 20 to 35 percent slopes |
| CkE3 | Culleoka silt loam, 20 to 35 percent slopes, severely eroded |
| Eg | Egum silt loam, phosphatic |
| Gu | Gullied land |
| HcC3 | Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded |
| HeB2 | Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded |
| HeC2 | Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded |
| HhC3 | Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded |
| Hu | Huntington silt loam, phosphatic |
| InD3 | Inman silty clay loam, 12 to 20 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| MbC2 | Maury silt loam, 5 to 12 percent slopes, eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| SrC3 | Stiversville clay loam, 5 to 12 percent slopes, severely eroded |
| SrD3 | Stiversville clay loam, 12 to 20 percent slopes, severely eroded |
| StB2 | Stiversville silt loam, 2 to 5 percent slopes, eroded |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| TvD | Talbott very rocky soils, 2 to 15 percent slopes |



SHEET CI.2
 SHEET CI.3



Revision Date

| | |
|---|------------|
| 1 | 08.03.2017 |
| 2 | |
| 3 | |
| 4 | |

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C020F & 47187C021F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
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REQUIRED CANOPY PRESERVATION =
 36% OF TOTAL CANOPY
 6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| ArC | Armour silt loam, 5 to 12 percent slopes |
| ArC2 | Armour silt loam, 5 to 12 percent slopes, eroded |
| BrB2 | Braxton cherty silt loam, 2 to 5 percent slopes, eroded |
| BrC2 | Braxton cherty silt loam, 5 to 12 percent slopes, eroded |
| BsC3 | Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded |
| BsD3 | Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded |
| CkC | Culleoka silt loam, 5 to 12 percent slopes |
| CkD | Culleoka silt loam, 12 to 20 percent slopes |
| CkD3 | Culleoka silt loam, 12 to 20 percent slopes, severely eroded |
| CkE | Culleoka silt loam, 20 to 35 percent slopes |
| CkE3 | Culleoka silt loam, 20 to 35 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| Gu | Gullied land |
| HcC3 | Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded |
| HeB2 | Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded |
| HeC2 | Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded |
| HhC3 | Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded |
| Hu | Huntington silt loam, phosphatic |
| InD3 | Inman silty clay loam, 12 to 20 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| MbC2 | Maury silt loam, 5 to 12 percent slopes, eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| SrC3 | Stiversville clay loam, 5 to 12 percent slopes, severely eroded |
| SrD3 | Stiversville clay loam, 12 to 20 percent slopes, severely eroded |
| StB2 | Stiversville silt loam, 2 to 5 percent slopes, eroded |
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| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| TvD | Talbot very rocky soils, 2 to 15 percent slopes |

