

REZONING REQUEST FOR

WATER'S EDGE PUD SUBDIVISION

Revision 1

A PLANNED RESIDENTIAL DEVELOPMENT
 MAP 89 PARCELS 49.00
 FRANKLIN, TENNESSEE

OWNER / APPLICANT:
 REAL ESTATE SOLUTIONS GROUP, LLC
 100 SADDLE SPRINGS BLVD
 THOMPSONS STATION, TN 37179

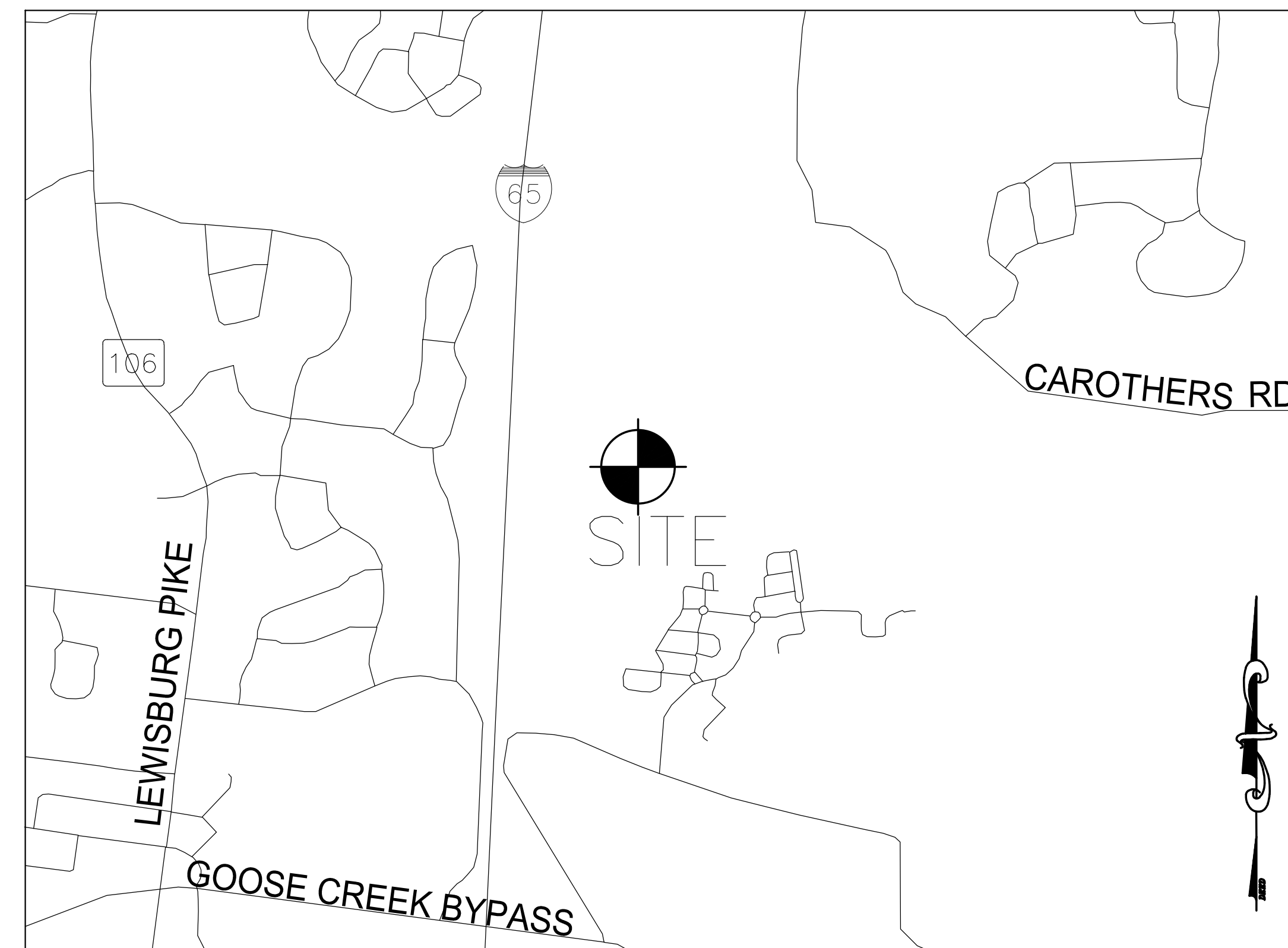
BUILDER:
 GOODALL HOMES COMMUNITIES
 JACK LUDINGTON
 393 MAPLE STREET, SUITE 100
 GALLATIN, TN 37066
 JLUDINGTON@GOODALLHOMES.COM
 615.451.5029

CONSULTANT:
 GAMBLE DESIGN COLLABORATIVE
 GREGG GAMBLE, RLA
 GREGGAMBLE209@GMAIL.COM
 615.975.5765
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064

CIVIL ENGINEER:
 DEWEY - ESTES ENGINEERING, LLC
 KEVIN ESTES, P.E.
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37024
 615.300.8496
 KESTES@DEWEY-ESTES.COM

SURVEY DATA PROVIDED BY:
 DALE & ASSOCIATES
 STEVE MATTHEWS, RLS
 516 HEATHER PLACE
 NASHVILLE, TN 37204
 615.297.5166

TRAFFIC ENGINEER
 FTG, LLC
 MS. GILLIAN L. FISCHBACH, PE, PTOE
 P.O. BOX 682736
 FRANKLIN, TN 37068
 615.771.8022
 GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

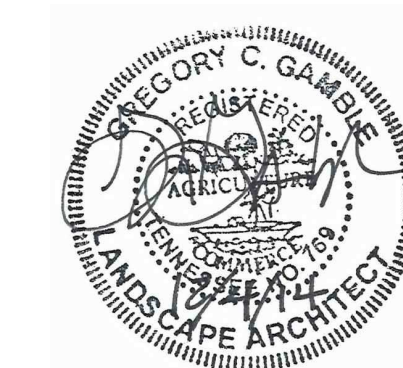
THIS REZONING REQUEST IS TO ACCOMPANY DEVELOPMENT PLAN REVISION 3, WHICH IS ASKING FOR AN INCREASE IN DENSITY AND REZONING FROM SD-R (1.72) TO SD-R(1.91)

INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS PLAN
C 2.1	EXISTING CONDITIONS PLAN

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
 CITY OF FRANKLIN, TENNESSEE

COF #4726



NOVEMBER 10, 2014
 REVISED: DECEMBER 4, 2014



SITE DATA:

PROJECT NAME: WATERS EDGE SUBDIVISION
 REZONING REQUEST REV. 1
 PROJECT NUMBER: 4726
 SUBDIVISION: WATERS EDGE PUD
 LOT NUMBER: NA
 ADDRESS: 443 S CAROTHERS RD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 EXISTING ZONING: SD-R (1.72)
 PROPOSED ZONING: SD-R (1.91)
 CHARACTER AREA OVERLAY: FFD, FLOODWAY FRINGE OVERLAY
 FFD, FLOODWAY OVERLAY
 CONVENTIONAL
 APPLICABLE DEVELOPMENT STANDARD: 196.5 AC
 TOTAL AC: 8,515.960 SF
 TOTAL SF: (PER LOT STANDARDS ON DEVELOPMENT PLAN SHEET 41.0)
 MINIMUM REQUIRED SETBACK LINES: 100 YR FLOODPLAIN FFD DISTRICT

OWNER/APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC
 ADDRESS: 100 SADDLE SPRINGS BLVD
 THOMPSONS STATION, TN 37179
 OFFICE PHONE: (615) 975-5765
 CONTACT: GREG GAMBLE
 EMAIL ADDRESS: GREGG@GAMBLEDG.COM

PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
 ADDRESS: 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064
 615.975.5765
 OFFICE PHONE: (615) 975-5765
 CONTACT: GREG GAMBLE
 EMAIL ADDRESS: GREGG@GAMBLEDG.COM

TREE CANOPY RETENTION:

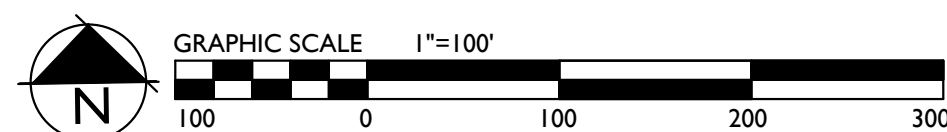
EXISTING TREE CANOPY -	TREE A:	1,634,866 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,027 SF
	TREE K:	71,717 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
TOTAL:		1,824,120 SF (41.87 AC)

TOTAL TREE CANOPY REQUIRED: 41.87 AC/195.5 AC = 48% REQUIRED PRESERVATION
 21.4% OF TOTAL AREA

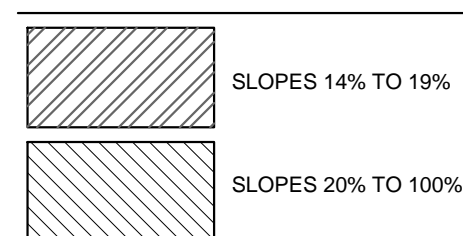
SPECIMEN TREES

#	TREE	SIZE	CONDITION	#	TREE	SIZE	CONDITION
1	OAK	24	DEAD	111	OSAGE	24	
2	LOCUST	30		112	HACKBERRY	36	
3	OSAGE	36		113	OAK	36	
4	ASH	20		114	HACKBERRY	36	
5	HACKBERRY	28		115	HACKBERRY	2	
6	SYCAMORE	24		116	OAK	34	
7	WALNUT	28		117	OAK	24	
8	OSAGE	36	DEAD	118	CEDAR	20	
9	HACKBERRY	32		119	HACKBERRY	24	
10	OSAGE	18		120	CEDAR	20	POOR
11	HACKBERRY	20		121	OAK	20	
12	SYCAMORE	36		122	OAK	20	
13	OSAGE	24		123	OAK	20	
14	OSAGE	36	DEAD	124	OAK	15	
15	HACKBERRY	24		125	OAK	20	
16	HACKBERRY	20		126	OAK	24	
17	HACKBERRY	28		127	OAK	24	
18	HACKBERRY	38		128	OAK	28	
19	HACKBERRY	30		129	OAK	24	MEAD
20	ELM	24		130	OAK	40	POOR
21	HACKBERRY	38		131	OAK	24	POOR
22	HACKBERRY	30	POOR	132	OAK	36	DEAD
23	ELM	15		133	ELM	15	POOR
24	ELM	12		134	MAPLE	24	POOR
25	ELM	20		135	OAK	24	
26	ELM	20		136	OAK	24	
27	ELM	20		137	OAK	20	
28	ELM	20		138	OAK	20	
29	ASH	28		139	OAK	36	
30	HACKBERRY	24		140	HACKBERRY	36	
31	HACKBERRY	24		141	MAPLE	24	
32	WALNUT	24		142	MAPLE	28	
33	BOX ELDER	20		143	MAPLE	24	
34	HACKBERRY	24		144	HACKBERRY	24	
35	OAK	20		145	HICKORY	24	DEAD
36	HACKBERRY	24		146	WALNUT	24	
37	HACKBERRY	32		147	HICKORY	24	
38	SASSAPARILLA	24		148	HACKBERRY	28	
39	HACKBERRY	24		149	OAK	30	
40	HACKBERRY	36		150	HICKORY	30	
41	HACKBERRY	38		151	OAK	24	
42	HACKBERRY	34		152	WALNUT	28	
43	HACKBERRY	24		153	HICKORY	32	
44	ELM	40		154	OAK	24	
45	OAK	20		155	OAK	48	
46	ELM	40		156	MAPLE	36	DEAD
47	ASH	48		157	OAK	30	DEAD
48	ASH	20		158	HACKBERRY	36	
49	HACKBERRY	20		159	OAK	24	
50	OAK	24		160	HICKORY	24	
51	MAPLE	24		161	OAK	24	
52	POPLAR	24		162	OAK	26	
53	POPLAR	20		163	OAK	24	
54	MAPLE	24		164	OAK	24	
55	OAK	28		165	OAK	24	
56	MAPLE	24		166	OAK	26	
57	MAPLE	28		167	ELM	28	
58	POPLAR	20		168	SYCAMORE	30	
59	OAK	40	DEAD	169	OAK	24	
60	ASH	24		170	ELM	20	

EXISTING CONDITIONS PLAN

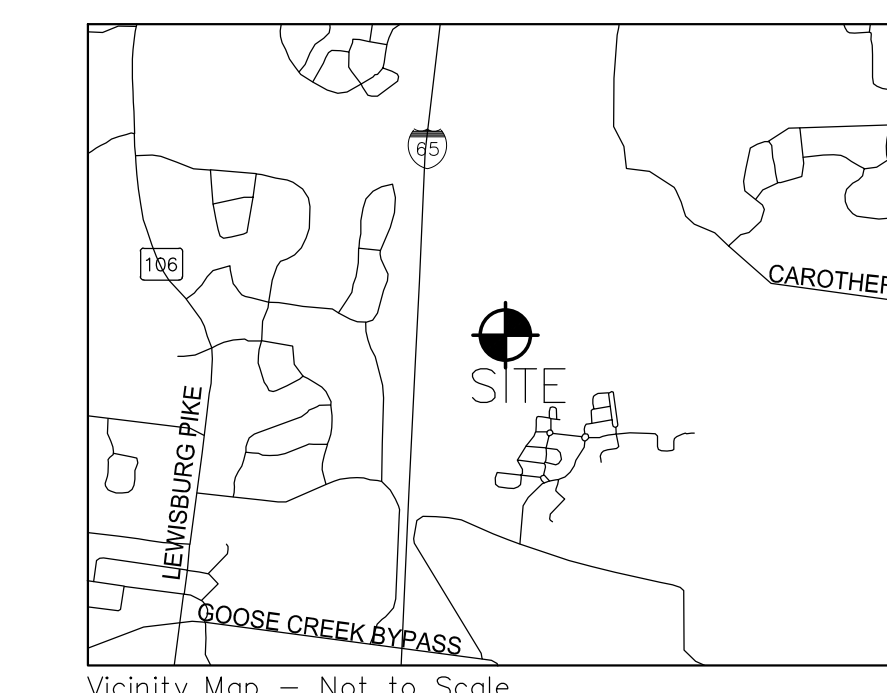


SLOPES

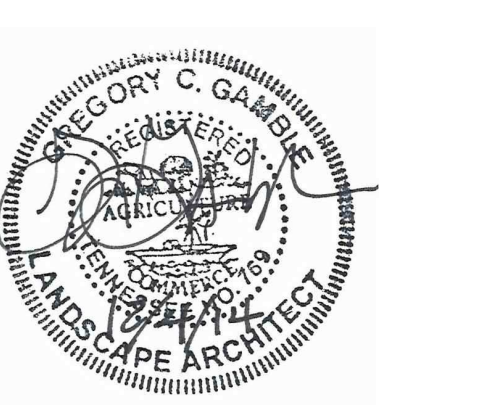


SOIL TYPES

ArA	Armour silt loam, 0 to 2 percent slope
ArB	Armour silt loam, 2 to 5 percent slope
ArB2	Armour silt loam, 2 to 5 percent slope, eroded
CaA	Capina silt loam, phosphatic, 0 to 2 percent slope
CaB	Capina silt loam, phosphatic, 2 to 5 percent slope
CaB2	Capina silt loam, phosphatic, 2 to 5 percent slope, eroded
Hu	Huntington silt loam, phosphatic
MbB2	Mauzy silt loam, 2 to 5 percent, eroded
MbC2	Mauzy silt loam, 5 to 12 percent, eroded
MbC3	Mauzy silty clay loam, 5 to 12 percent, eroded
Md	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes
Lp	Lindsdale silt loam, phosphatic
Se	Sequachee loam, phosphatic
Tb	Taft silt loam, phosphatic



**WATER'S EDGE SUBDIVISION
 REZONING REQUEST - REVISION 1
 PARCEL 49.00 ON TAX MAP 89
 FRANKLIN, TENNESSEE**



GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 ggambledg@gmail.com
 615.975.5765

rev. date
 Dec. 4, 2014

CGG Job No. 2012-04
 November 10, 2014

SHEET

C2.0

COF # 4726

WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 1
 PARCEL 49.00 ON TAX MAP 89
 FRANKLIN, TENNESSEE



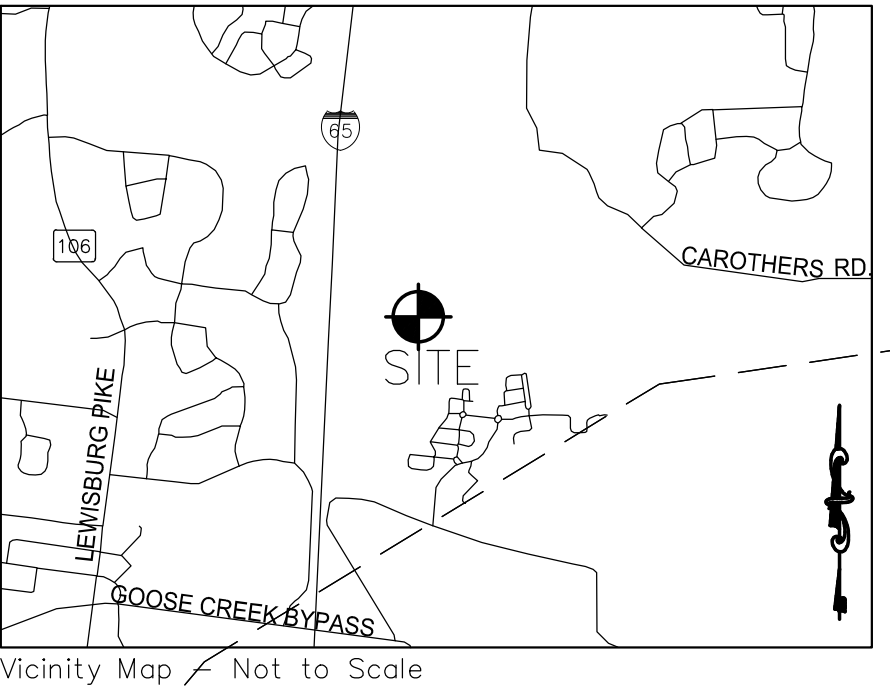
GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greg@mc2pp@gmail.com
 615.975.5765

rev. date
 Dec. 4, 2014
 GCG Job No. 2012-04
 November 10, 2014

SHEET

C2.1

COF #4726



SITE DATA:

PROJECT NAME: WATERS EDGE SUBDIVISION
 SUBDIVISION: WATERS EDGE PUD
 LOT NUMBER: N/A
 ADDRESS: 4413 S CAROTHERS RD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 EXISTING ZONING: SD-R (1.74)
 PROPOSED DENSITY: SD-R (1.91)
 CHARACTER AREA OVERLAY: MECCO-4
 FLOOD FLOODWAY FRINGE OVERLAY
 FWO FLOODWAY OVERLAY
 CONVENTIONAL
 TOTAL AC: 186.5 AC
 APPLICABLE DEVELOPMENT STANDARD: 8,515,890 SF
 MINIMUM REQUIRED SETBACK LINES: PER LOT STANDARDS ON DEVELOPMENT PLAN (SHEET A10)

OWNER/APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC
 ADDRESS: 100 SADDLE SPRINGS BLVD
 THOMPSONS STATION, TN 37179

OFFICE PHONE: 615.975.5768
 CONTACT: GREG GAMBLE
 EMAIL ADDRESS: GREGGAMBLE209@GMAIL.COM

PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
 ADDRESS: 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064
 OFFICE PHONE: 615.975.5768
 CONTACT: GREG GAMBLE
 EMAIL ADDRESS: GREGGAMBLE209@GMAIL.COM

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OSAGE	24	
2	HACKBERRY	18	
3	OSAGE	38	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	DEAD
8	OSAGE	38	
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	28	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	24	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	40	POOR
21	HACKBERRY	36	POOR
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	20	
30	HACKBERRY	24	
31	MAPLE	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OSAGE	24	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	OSAGE	24	
39	HACKBERRY	24	
40	HACKBERRY	30	
41	HACKBERRY	38	
42	HACKBERRY	32	
43	HACKBERRY	24	
44	ELM	40	
45	OSAGE	48	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	36	
50	HACKBERRY	40	
51	MAPLE	24	
52	MAPLE	24	
53	POPULAR	24	
54	MAPLE	24	
55	OSAGE	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPULAR	28	
59	POPULAR	20	
60	POPULAR	20	
61	OSAGE	24	
62	OSAGE	24	
63	OSAGE	24	
64	OSAGE	24	
65	OSAGE	24	
66	ELM	28	
67	ELM	28	
68	POPULAR	20	
69	OSAGE	24	DEAD
70	OSAGE	24	
71	ELM	20	

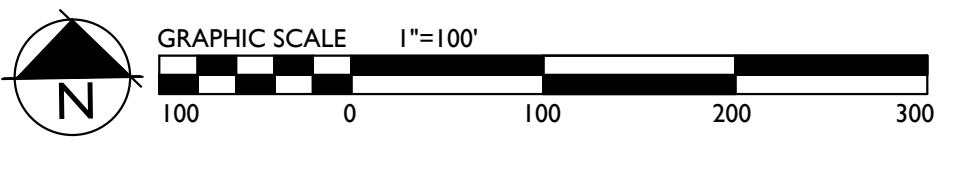
TREE CANOPY RETENTION:

TREE	SIZE
TREE A	1,634,866 SF
TREE B	8,885 SF
TREE C	6,120 SF
TREE D	382 SF
TREE E	26,825 SF
TREE F	527 SF
TREE G	572 SF
TREE H	50,824 SF
TREE I	1,022 SF
TREE J	1,208 SF
TREE K	71,717 SF
TREE L	171 SF
TREE M	2,033 SF
TREE N	12,760 SF
TREE O	2,626 SF
TOTAL:	1,824,120 SF (41.87 AC)

TOTAL TREE CANOPY REQUIRED: 41.87 AC/186.5 AC = 21.4% OF TOTAL AREA

48% REQUIRED PRESERVATION

EXISTING CONDITIONS PLAN



SLOPES

