



Revision	Date
△	
△	
△	
△	

SITE DATA:

PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER: 6795
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 4150-60 CLOVERCROFT ROAD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING: CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY: TRACT 1 SWCO-2
OTHER APPLICABLE OVERLAY: HHO BUFFER (HILLTOP OVERLAY)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 13.84 AC
TOTAL SQUARE FOOTAGE: 602,830 SF
MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 25'

APPLICANT / OWNER: PARISH PCA
ADDRESS: 4150 CLOVERCROFT ROAD
 FRANKLIN, TN 37064
CONTACT: MIKE MISEROCCHI

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE #145
 FRANKLIN, TN 37064
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

PROJECT CHARACTERISTICS

BUILDING SQUARE FOOTAGE:

EXISTING	PROPOSED	ASSEMBLY	3,696 SF	1 STORY
CHAPEL	7,215 SF	1ST FLOOR		
CHAPEL	7,215 SF	2ND FLOOR		
SCHOOL	18,176 SF	1 STORY		
MULTI-USE	7,423 SF	1 STORY		
TOTAL	43,725 SF			

BUILDING HEIGHT - 2 STORY
LANDSCAPE SURFACE RATIO: 0.7
MINIMUM LANDSCAPE RATIO: 0.40
INCOMPATIBLE-USE BUFFER REQUIRED: YES, TYPE B BUFFER TO NORTH
MINIMUM PARKING REQUIRED (400 SEATS): 1 SPACE / 3 SEATS = 133
EXISTING PARKING: 57 SPACES
PROPOSED PARKING: 106 SPACES
PARKING PROVIDED (TOTAL): 163 SPACES
BICYCLE PARKING (1/20 OF SPACES): 7 SPACES

EXISTING TREE CANOPY: 3.8 AC
PRESERVED TREE CANOPY: 1.9 AC
PARKLAND: NA

OPEN SPACE:
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) = .68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) = .68 AC
PROVIDED: = .84 AC OR 36,775 SF
INFORMAL: NOT REQUIRED

STATEMENT OF IMPACTS

BUILDING DESIGN
 THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLEMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
 THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

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

PHASING
 THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING CONTRIBUTIONS.

POLICE AND FIRE LOCATION
 FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
 COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
 THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
 THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS

NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER

CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN

SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
 1) MAINTAINING LARGE TREE STANDS.
 2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
 3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING

THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

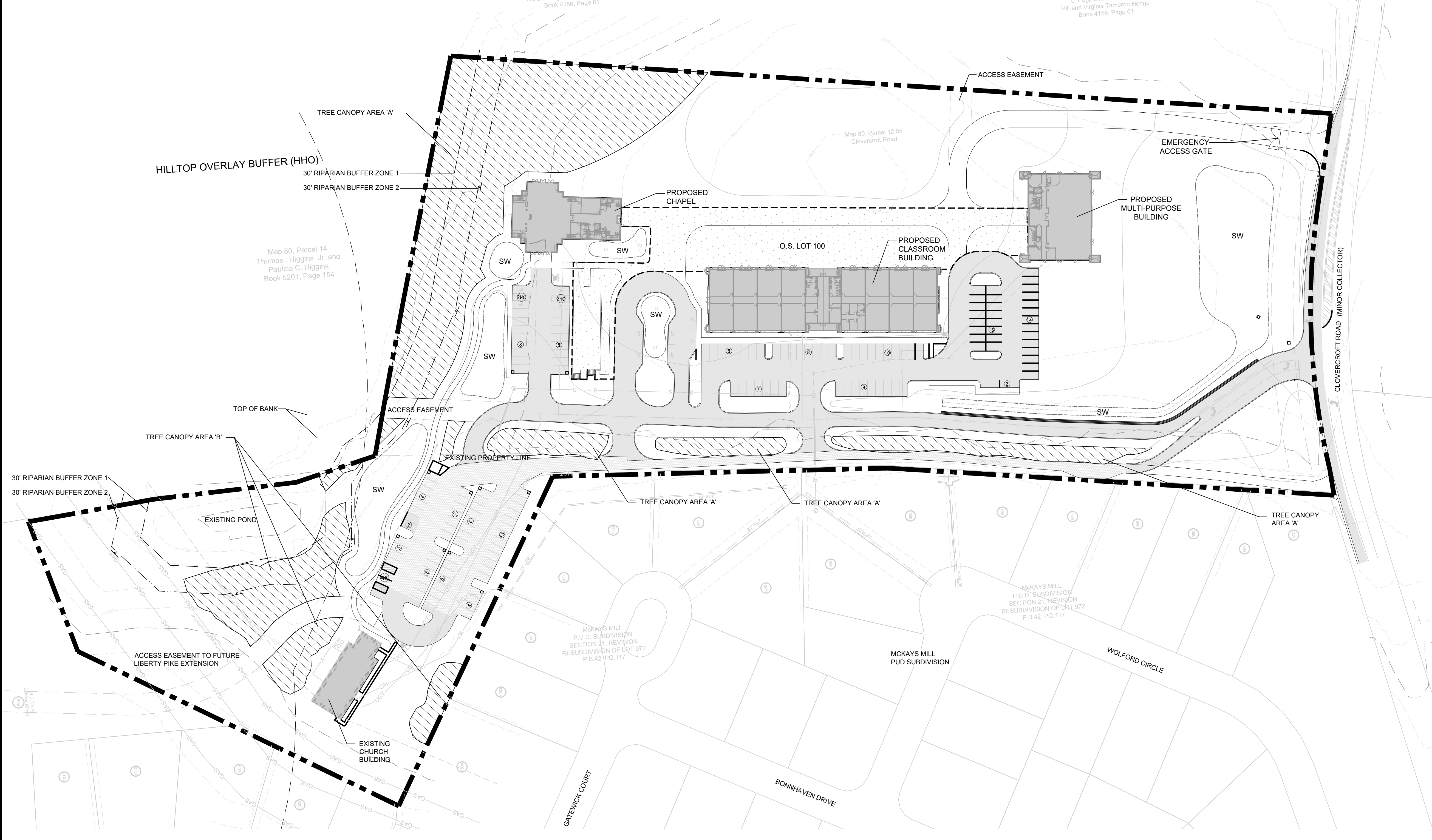
WATER

WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW

THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.

WATER MAIN SIZE AND LOCATION
 FLOW: X GPM
 STATIC PRESSURE: X PSI
 RESIDUAL PRESSURE: X PSI



OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
 5% * 13.84 AC = 0.69 AC / 30,056 SF
 NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
 FORMAL = 0.83 AC / 36,416 SF (6.0%)

FORMAL OPEN SPACE KEY:

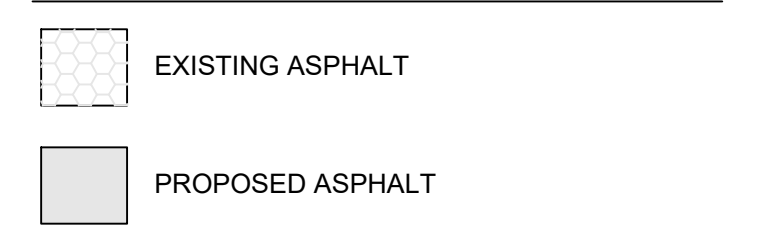


RIPARIAN BUFFER NOTE:
 THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,523 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,101 SF	18,146 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

EXISTING ASPHALT KEY:



TREE CANOPY DATA

EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)
 REQUIRED CANOPY PRESERVATION = 24%
 REQUIRED PRESERVATION = 40,746 SF (0.94 AC)

TOTAL CANOPY REMOVED: 87,403 SF (2 AC)
 REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)
 (48.5% OF ORIGINAL EXISTING CANOPY)

TREE CANOPY PRESERVATION AREA

