

Development Plan for Gist Street PUD Subdivision

A Planned Residential Development
Map 78K Group B Parcels 01900 and 01901
FRANKLIN, TN

OWNER/APPLICANT:

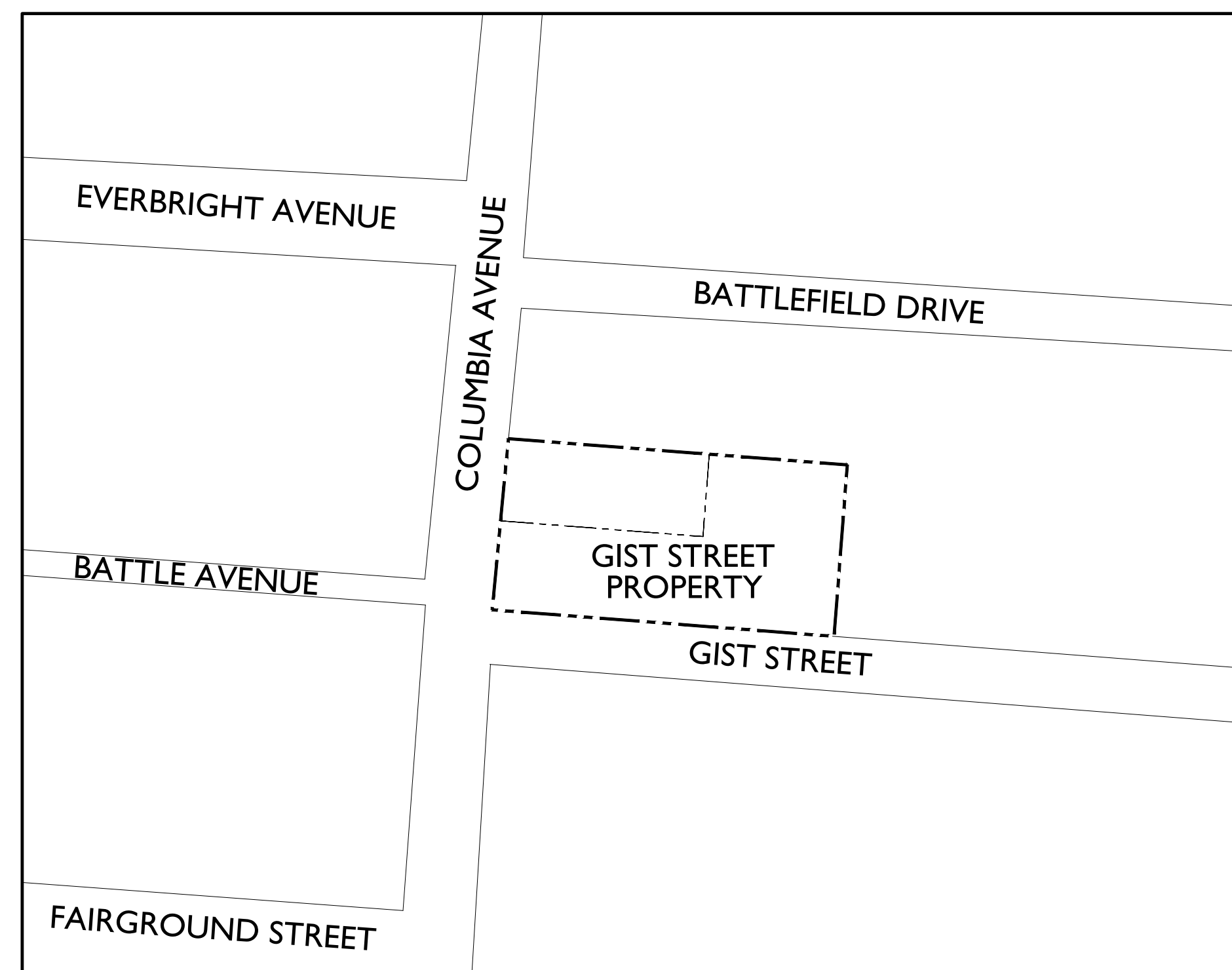
BOB BASS/CHARLES DEBRAY
204 LEWISBURG AVE
FRANKLIN, TN
BOB.BASS@COMCAST.NET

PLANNER/LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

ENGINEER:

CIVIL DESIGN CONSULTANTS, LLC
JARED R. GRAY, PE
8170 COLEY DAVIS ROAD
NASHVILLE, TN 37221
615.319.2734
jared@civilconsultants.net



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

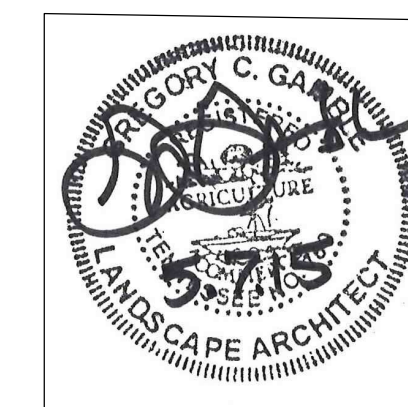


INDEX OF SHEETS

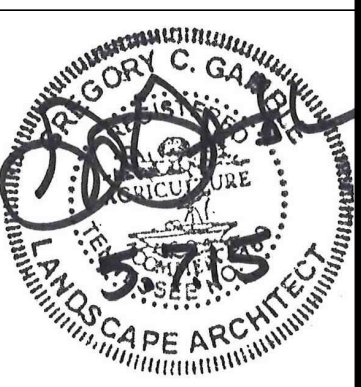
SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL
C 3.0	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 5.0	STORM WATER PLAN
C 6.0	GRADING / DRAINAGE / UTILITY PLAN
A 1.0	ARCHITECTURAL ELEVATION



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 15006
greggamble209@gmail.com
615-975-5765



APRIL 13, 2015
REVISED: MAY 7, 2015



SITE DATA:

PROJECT NAME: GIST STREET PUD SUBDIVISION
 PROJECT NUMBER: 5836
 SUBDIVISION: GIST STREET PUD SUBDIVISION
 LOT NUMBER: NA
 ADDRESS: 1365 & 1367 COLUMBIA AVE
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: 078K B 01900 & 01901
 EXISTING ZONING: R3
 PROPOSED ZONING: SD-R (4.71)

CHARACTER AREA OVERLAY: CF70-7
 CAO - COLUMBIA AVE OVERLAY
 TRADITIONAL
 0.85 AC
 37,072.81 SF

APPLICABLE DEVELOPMENT STANDARD:
 TOTAL ACREAGE:
 TOTAL SQUARE FOOTAGE:
 MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 15'
 REAR YARD: 30'
 SIDE YARD: 5'

OWNER/APPLICANT: BOB BASS/CHARLES DEBRAY
 ADDRESS: 204 LEWISBURG AVE
 FRANKLIN, TN 37064
 BOB BASS

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
 ADDRESS: 144 SOUTH-EAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064
 615.975.5765
 gregamble209@gmail.com
 GREG GAMBLE

OFFICE PHONE:
 EMAIL ADDRESS:
 CONTACT:

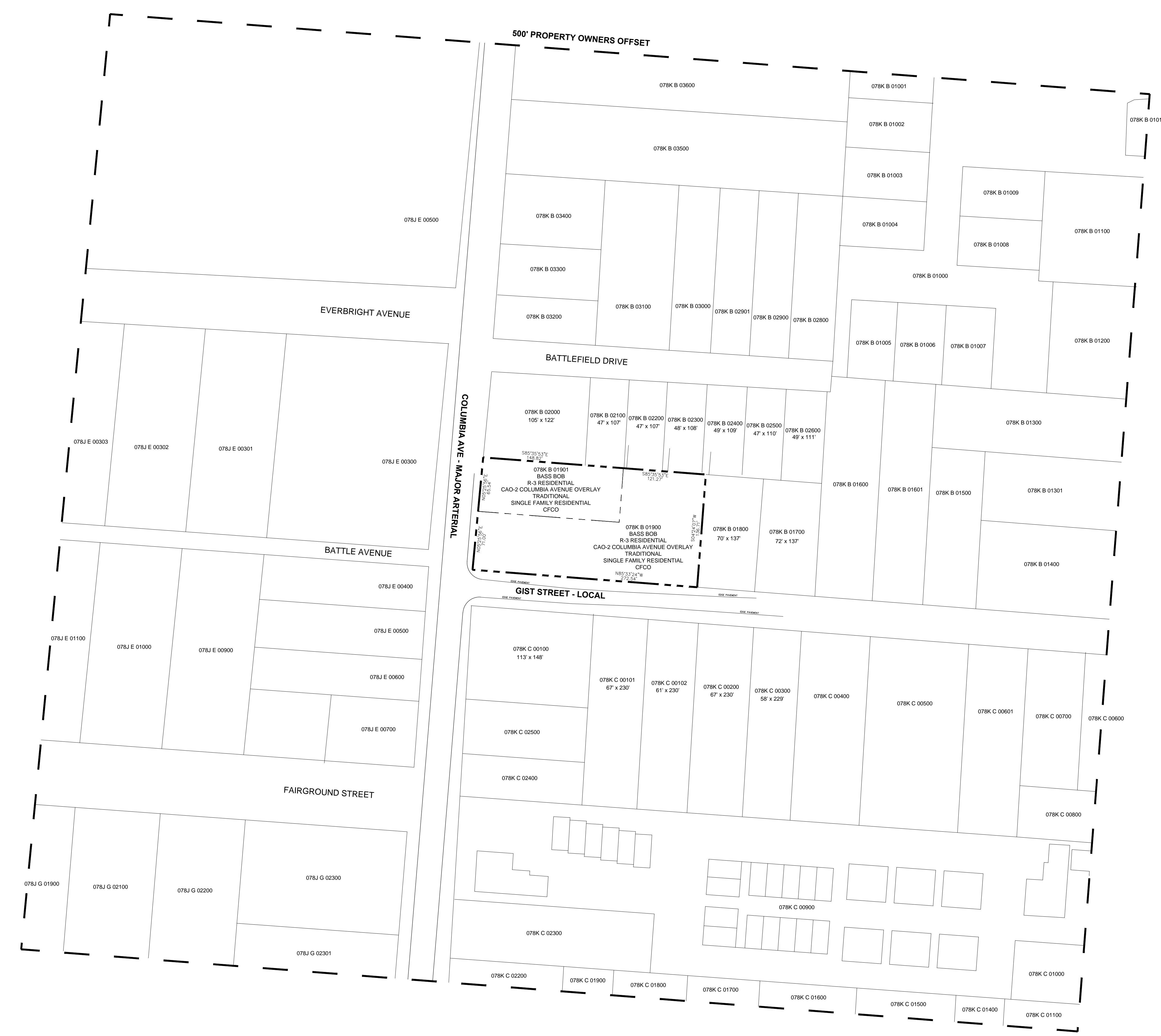
BUILDING SQUARE FOOTAGE: 2 EXISTING SINGLE FAMILY HOMES
 BUILDING HEIGHT: 3 STORY MAX
 LANDSCAPE SURFACE RATIO: 40
 MINIMUM LANDSCAPE RATIO: 20
 INCOMPATIBLE-USE BUFFER REQUIRED: NOT REQUIRED
 MINIMUM PARKING REQUIRED: 2 PER HOME
 EXISTING PARKING: NA
 PARKING PROVIDED: 2 PER HOME
 RESIDENTIAL DENSITY: 4.71 DU/A (4 SINGLE FAMILY DETACHED HOMES)

EXISTING TREE CANOPY: 0.35 AC
 PRESERVED TREE CANOPY: 0.35 AC
 PARKLAND: N/A
 OPEN SPACE: N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	Zoning	Overlays	Standard	Current Use	Character Area
078J-D00500	1236 COLUMBIA AVE	WILLIAMSON COUNTY	Civic / Inst	CAO	Traditional	Institutional	CF70
078J-E00300	103 EVERBRIGHT AVE	LEHEW CALVIN	R-3	CAO	Traditional	Institutional	CF70
078J-E00301	105 EVERBRIGHT AVE	HOPPE PAUL T	R-3	CAO	Traditional	R-1	CF70
078J-E00302	107 EVERBRIGHT AVE	BASS BOB	R-3	CAO	Traditional	R-1	CF70
078J-E00303	109 EVERBRIGHT AVE	DANIEL THOMAS HUNTER	R-3	CAO	Traditional	R-1	CF70
078J-E00400	1330 COLUMBIA AVE	BERGEBETHANY JOY	R-3	CAO	Traditional	R-1	CF70
078J-E00500	1332 COLUMBIA AVE	KUBRICA GINVA	R-3	CAO	Traditional	R-1	CF70
078J-E00600	1334 COLUMBIA AVE	DEL VALLE JOSEPH C	R-3	CAO	Traditional	R-1	CF70
078J-E00700	1336 COLUMBIA AVE	YOUNG BRANDON J	R-3	CAO	Traditional	R-1	CF70
078J-E00800	102 BATTLE AVE	VADEN WILSON	R-3	CAO	Traditional	R-1	CF70
078J-E00900	104 BATTLE AVE	DENTON JOSHUA R CO-TR	R-3		Traditional	R-1	CF70
078J-E01000	106 BATTLE AVE	MULLALLY ALISON C	R-3		Traditional	R-1	CF70
078J-E01100	108 BATTLE AVE	SULLIVAN CURTIS W	R-3		Traditional	R-1	CF70
078J-G02100	107 BATTLE AVE	CHESTER MARY FAGAN	R-3		Traditional	R-1	CF70
078J-G02200	105 BATTLE AVE	HOOD GERALD O JR	R-3		Traditional	RM	CF70
078J-G02300	1402 COLUMBIA AVE	STEVENS CHRISTOPHER	R-3	CAO	Traditional	R-1	CF70
078J-G02301	1404 COLUMBIA AVE	CIVIL WAR PRESERVATION TRUST	SD-R	CAO	Traditional	Vacant	CF70
078K-B01000	ADAMS ST	ADAMS SQUARE HOMEOWNERS ASSOC INC	R-3		Traditional	Rec/Open Space	CF70
078K-B01002	213 ADAMS CT	HENDERSON THOMAS EDWARD	R-3		Traditional	R-1	CF70
078K-B01003	217 ADAMS CT	POPE GREGORY	R-3		Traditional	R-1	CF70
078K-B01004	221 ADAMS CT	MEEKS JOSHUA C	R-3		Traditional	R-1	CF70
078K-B01005	229 ADAMS CT	LEE MARK	R-3		Traditional	R-1	CF70
078K-B01006	233 ADAMS CT	MUNSON WILLIAM	R-3		Traditional	R-1	CF70
078K-B01007	230 ADAMS CT	FASTER ROBERT J	R-3		Traditional	R-1	CF70
078K-B01008	222 ADAMS CT	BALLASH ADAM J	R-3		Traditional	R-1	CF70
078K-B01009	218 ADAMS CT	MORGAN COSTA M LIV TRUST	R-3		Traditional	R-1	CF70
078K-B01100	1318 ADAMS ST	PICARD JESSICA	R-3	CAO	Traditional	R-1	CF70
078K-B01200	1324 ADAMS ST	CRUTCHER ELEANOR J	R-3	CAO	Traditional	R-1	CF70
078K-B01300	1326 ADAMS ST	CHURCH FRANKLIN SOUTHERN METHODIST	R-3	CAO	Traditional	Institutional	CF70
078K-B01301	1328 ADAMS ST	FOSTER FAMILY REAL EST PTNRSHP LP	R-3	CAO	Traditional	RM	CF70
078K-B01400	1336 ADAMS ST	HASSALL HAROLD C	R-3	CAO	Traditional	R-1	CF70
078K-B01500	201 GIST ST	GIST STREET PROPERTIES LLC	R-3		Traditional	R-1	CF70
078K-B01600	117 GIST ST	KENDALL HENRY A	R-3		Traditional	R-1	CF70
078K-B01601	121 GIST ST	JOHNSON CLIFFORD K	R-3		Traditional	R-1	CF70
078K-B01700	113 GIST ST	STOKLEY RITA F	R-3		Traditional	R-1	CF70
078K-B01800	111 GIST ST	HEITHCOCK BESSIE	R-3		Traditional	R-1	CF70
078K-B01900	1367 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CF70
078K-B01901	1365 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CF70
078K-B02000	1361 COLUMBIA AVE	SEMPHORN JOHN S	R-3	CAO	Traditional	R-1	CF70
078K-B02100	102 BATTLEFIELD DR	STRICKLAND JOHN	R-3		Traditional	R-1	CF70
078K-B02200	104 BATTLEFIELD DR	HUGHES BETTY J	R-3		Traditional	R-1	CF70
078K-B02300	106 BATTLEFIELD DR	TWO ONES FARM PROP LLC	R-3		Traditional	R-1	CF70
078K-B02400	108 BATTLEFIELD DR	ROBERTS JOHN E	R-3		Traditional	R-1	CF70
078K-B02500	110 BATTLEFIELD DR	CLARK WILLIAM H	R-3		Traditional	R-1	CF70
078K-B02600	112 BATTLEFIELD DR	WHITE VICKIE A	R-3		Traditional	R-1	CF70
078K-B02800	111 BATTLEFIELD DR	PEWITT EVA C	R-3		Traditional	R-1	CF70
078K-B02900	109 A BATTLEFIELD DR	HOSLER FRED W II	R-3		Traditional	R-1	CF70
078K-B02901	109 BATTLEFIELD DR	LEHMAN JAY A	R-3		Traditional	R-1	CF70
078K-B03000	107 BATTLEFIELD DR	HUMPHREYS JOHN J	R-3		Traditional	R-1	CF70
078K-B03100	103 BATTLEFIELD DR	HOOD GERALD O JR	R-3		Traditional	R-1	CF70
078K-B03200	1351 COLUMBIA AVE	PARNELL JUDY S	R-3	CAO	Traditional	R-1	CF70
078K-B03300	1345 COLUMBIA AVE	COLLINS KIRSTEN PAIGE	R-3	CAO	Traditional	R-1	CF70
078K-B03400	1337 COLUMBIA AVE	HODGES BENNETTA	R-3	CAO	Traditional	R-1	CF70
078K-B03500	1327 COLUMBIA AVE	ESCATON LLC	R-3	CAO	Traditional	R-1	CF70
078K-B03600	1317 COLUMBIA AVE	SMITHSON JAMES W	R-3	CAO	Traditional	R-1	CF70
078K-C00100	1371 COLUMBIA AVE	MCDONALD JANE B	R-3	CAO	Traditional	R-1	CF70
078K-C00101	GIST ST 102-104	COMER MICHAEL PAUL	R-3		Traditional	R-2	CF70
078K-C00102	GIST ST 106-108	BORUM CYNTHIA COMER	R-3		Traditional	R-2	CF70
078K-C00200	110 GIST ST	NUZUM CHARLES B	R-3		Traditional	R-1	CF70
078K-C00300	112 GIST ST	REED ROY	R-3		Traditional	R-1	CF70
078K-C00400	114 GIST ST	RUTLEDGE DARIN K	R-3		Traditional	R-1	CF70
078K-C00500	200 GIST ST	ELLIS JAZMIN FLORA	R-3		Traditional	R-2	CF70
078K-C00600	206 GIST ST	BARNETT PHIL	R-3		Traditional	R-1	CF70
078K-C00601	204 GIST ST	MCOTS CAROLYN J	R-3		Traditional	R-1	CF70
078K-C00700	1400 ADAMS ST	FRENCH JAMES DAVIDSON	R-3		Traditional	R-1	CF70
078K-C00800	1404 ADAMS ST	KREADY EUNETTA M	R-3		Traditional	R-1	CF70
078K-C00900	GENERALS RETREAT PLACE	FORD MIKE CUSTOM BUILDERS LLC	SD-R	CAO	Traditional	RM	CF70
078K-C01600	201 CAROLYN AVE	LANIER STEPHANIE LAUREN	R-3		Traditional	R-1	CF70
078K-C01700	109 CAROLYN AVE	GORE TOM J JR	R-3		Traditional	R-1	CF70
078K-C01800	107 CAROLYN AVE	KEETER LAURA K	R-3		Traditional	R-1	CF70
078K-C01900	105 CAROLYN AVE	DAVIS DAVID H	R-3		Traditional	R-1	CF70
078K-C02200	1447 COLUMBIA AVE	REYNOLDS PATRICIA A	R-3	CAO	Traditional	R-1	CF70
078K-C02300	1439 COLUMBIA AVE	BRANNON KIMBERLY H	R-3	CAO	Traditional	R-1	CF70
078K-C02400	1375 COLUMBIA AVE	HUTCHINSON SCOTT G	R-3	CAO	Traditional	R-2	CF70
078K-C02500	1373 COLUMBIA AVE	ALEXANDER HUDSON	R-3	CAO	Traditional	R-1	CF70





GAMBLE

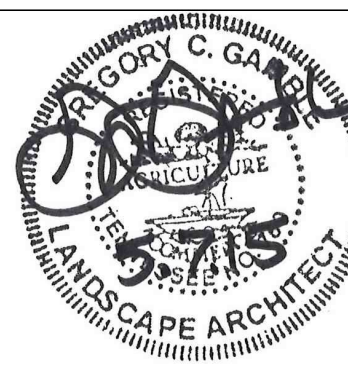
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

**GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN**
 Parcels 19 & 19.01 on Map 78K B
 Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTH-EAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

EXISTING
CONDITIONS

C 2.0

Consolidated Property Description
Map 78K, Group B, Parcels 19.00 & 19.01
Franklin, Williamson County, Tennessee

Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows:
 Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105, and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heathcock property as of record in Deed Book 189, Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heathcock, South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heathcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

SITE DATA:

PROJECT NAME:	GIST STREET PUD SUBDIVISION
PROJECT NUMBER:	5836
SUBDIVISION:	GIST STREET PUD SUBDIVISION
LOT NUMBER:	NA
ADDRESS:	1365 & 1367 COLUMBIA AVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	078K B 01900 & 01901
EXISTING ZONING:	R3
PROPOSED ZONING:	SD-R (4.71)
CHARACTER AREA OVERLAY:	CFCO-7
CAO - COLUMBIA AVE OVERLAY	TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:	0.85 AC
TOTAL ACREAGE:	37,072.81 SF
TOTAL SQUARE FOOTAGE:	
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: 30'	
SIDE YARD: 5'	
OWNER/APPLICANT:	BOB BASS/CHARLES DEBRAY
ADDRESS:	204 LEWISBURG AVE
FRANKLIN, TN 37064	
CONTACT:	BOB BASS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTH-EAST PARKWAY
SUITE 200	
FRANKLIN, TN 37064	
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	ggamble209@gmail.com
CONTACT:	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	40
MINIMUM LANDSCAPE RATIO:	20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND:	N/A
OPEN SPACE:	N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON GIST STREET

DRAINAGE FACILITIES
 PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE
 FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES
 COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES
 ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS
 FRANKLIN ELEMENTARY SCHOOL
 FREEDOM MIDDLE SCHOOL
 CENTENNIAL HIGH SCHOOL

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

RESTRICTIVE COVENANTS
 NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

CONNECTIVITY INDEX

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

PARKLAND DEDICATION

N/A UNDER THRESHOLD

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-7
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

LOCAL COMPATIBILITY

NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119' TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPOSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET AT 29.5'.

TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR EXIT	1

TREE CANOPY RETENTION

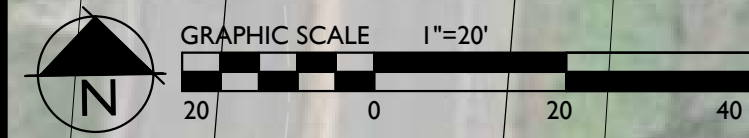
TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	4923 SF	0 SF	4923 SF
TA 2	893 SF	0 SF	893 SF
TA 3	4777 SF	0 SF	4777 SF
TA 4	1301 SF	0 SF	1301 SF
TA 5	3148 SF	0 SF	3148 SF
TOTAL SF	15,042 SF	0 SF	15,042 SF
TOTAL ACRES	0.35 AC	0 AC	0.35 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 15,042 SF
 15,042 SF/37,072.81 SF = .41 (41%) OF TOTAL SITE
 REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
 15,042 SF * 45% = 6,768.9 SF
 PROVIDED CANOPY PRESERVED = 15,042 SF (100%) OF TOTAL EXISTING CANOPY

SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	MAPLE	24"	GOOD	
2	MAPLE	24"	GOOD	
3	MAPLE	30"	GOOD	
4	POPLAR	36"	GOOD	
5	MAPLE	36"	GOOD	
6	ELM	24"	GOOD	
7	POPLAR	24"	GOOD	
8	WALNUT	26"	POOR	
9	WALNUT	26"	POOR	



RIM EL= 689.0
 INV OUT= 684.6

RIM EL= 689.0
 INV IN= 684.6
 INV OUT= 683.9



GAMBLE

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee



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DEVELOPMENT
PLAN

C 3.0

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TOTAL SQUARE FOOTAGE: 37,072.81 SF
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REAR YARD: 30'
SIDE YARD: 5'

OWNER/APPLICANT: BOB BASS/CHARLES DEBRAY
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FRANKLIN, TN 37064
CONTACT: BOB BASS

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ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
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OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: ggamble209@gmail.com
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DRAINAGE FACILITIES
PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES
COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES
ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

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THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME. 4 x .64 = 3 STUDENTS
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FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL

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CONNECTIVITY INDEX

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

PARKLAND DEDICATION

N/A UNDER THRESHOLD

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-7
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

LOCAL COMPATIBILITY

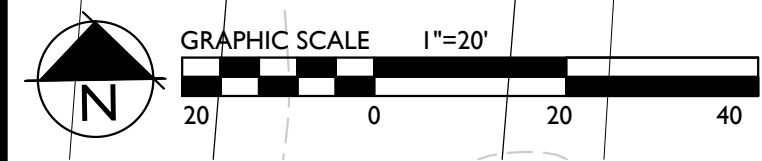
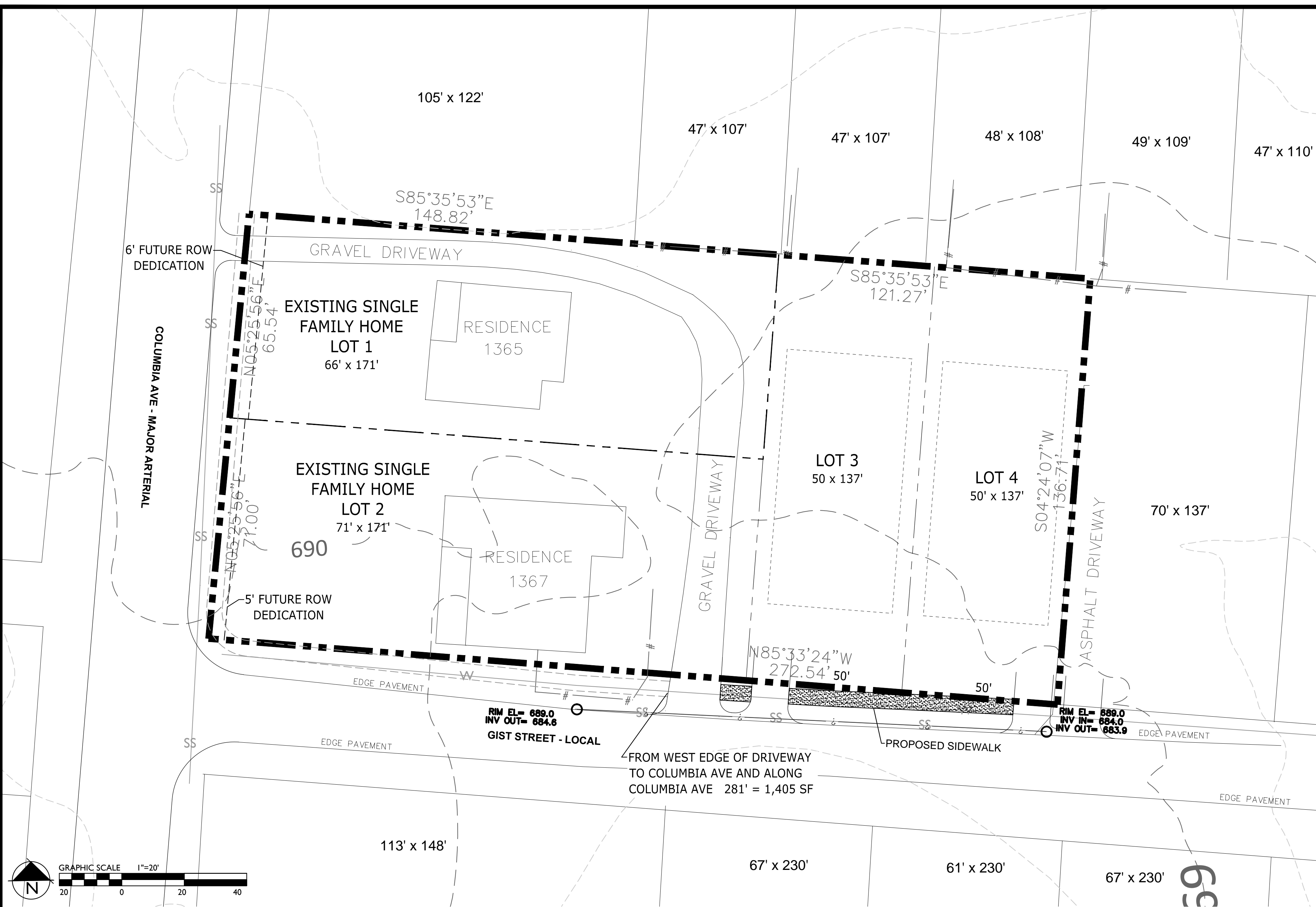
NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119 TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPOSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET AT 29.5'.

TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR EXIT	1



FROM WEST EDGE OF DRIVEWAY
TO COLUMBIA AVE AND ALONG
COLUMBIA AVE 281' = 1,405 SF

RIM EL= 689.0
INV OUT= 684.6
GIST STREET - LOCAL

RIM EL= 689.0
INV IN= 684.0
INV OUT= 683.9

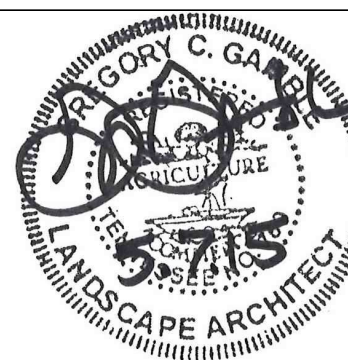


GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

**GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN**
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTH-EAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

TREE
PRESERVATION

C 4.0

SITE DATA:
PROJECT NAME: GIST STREET PUD SUBDIVISION
PROJECT NUMBER: 5836
SUBDIVISION: GIST STREET PUD SUBDIVISION
LOT NUMBER: NA
ADDRESS: 1365 & 1367 COLUMBIA AVE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP GROUP, PARCEL NUMBERS: 078K B 01900 & 01901
EXISTING ZONING: R3
PROPOSED ZONING: SD-R (4.71)

CHARACTER AREA OVERLAY: CFCO-7
CAD - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 0.85 AC
TOTAL SQUARE FOOTAGE: 37,072.81 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 30'
SIDE YARD: 5'

OWNER/APPLICANT: BOB BASS/CHARLES DEBRAY
ADDRESS: 204 LEWISBURG AVE
FRANKLIN, TN 37064
CONTACT: BOB BASS

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTH-EAST PARKWAY
SUITE 230
FRANKLIN, TN 37064
615.975.5765
greggamble209@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: 2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT: 3 STORY MAX
LANDSCAPE SURFACE RATIO: 40
MINIMUM LANDSCAPE RATIO: .20
INCOMPATIBLE-USE BUFFER REQUIRED: NOT REQUIRED
MINIMUM PARKING REQUIRED: 2 PER HOME
EXISTING PARKING: N/A
PARKING PROVIDED: 2 PER HOME
RESIDENTIAL DENSITY: 4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)

EXISTING TREE CANOPY: 0.35 AC
PRESERVED TREE CANOPY: 0.35 AC
PARKLAND: N/A
OPEN SPACE: N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

REQUIRED TREE CANOPY PRESERVATION CHART

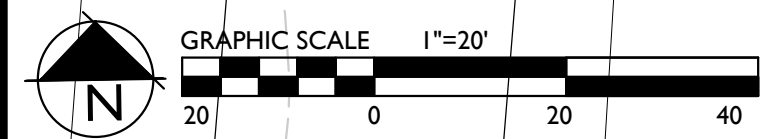
TOTAL SITE AREA:	37,072.81 SF (0.85 AC)
EXISTING CANOPY AREA:	15,042 SF (0.35 AC) 41% OF SITE
SD-R REQUIRED PRESERVATION:	45%, 6,768.9 SF (0.16 AC)
PROVIDED PRESERVATION:	100%, 15,042 SF (0.35 AC)

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	4923 SF	0 SF	4923 SF
TA 2	893 SF	0 SF	893 SF
TA 3	4777 SF	0 SF	4777 SF
TA 4	1301 SF	0 SF	1301 SF
TA 5	3148 SF	0 SF	3148 SF
TOTAL SF	15,042 SF	0 SF	15,042 SF
TOTAL ACRES	0.35 AC	0 AC	0.35 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 15,042 SF
15,042 SF/37,072.81 SF = .41 (41%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
15,042 SF * 45% = 6,768.9 SF
PROVIDED CANOPY PRESERVED = 15,042 SF (100%) OF TOTAL EXISTING CANOPY





EROSION/SILTATION CONTROL NOTES

- AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- SILT FENCING SHOWN THUS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
- IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
- UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
- A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION CONTROL SCHEDULE:

- STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.
- STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.
- STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

WATER QUALITY BMP NOTE:

WATER QUALITY BMP AREAS SHALL NOT BE CONSTRUCTED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHOULD NOT BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES AS SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITIES WEBSITE.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN TAKEN FROM AVAILABLE GIS AND FIELD RUN INFORMATION. CDC LLC AND THIS ENGINEER HAVE NO LIABILITY AS TO THE ACCURACY OF WHAT IS SHOWN RELATIVE TO EXISTING ELEVATIONS. CONTRACTOR TO ESTABLISH A BENCHMARK AND CONFIRM ALL ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

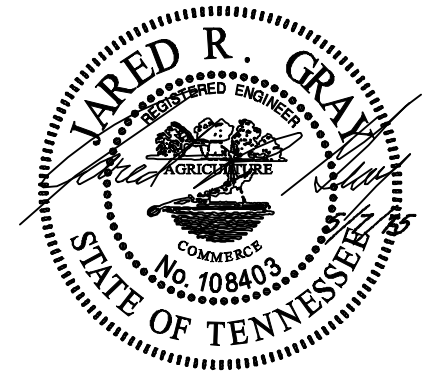
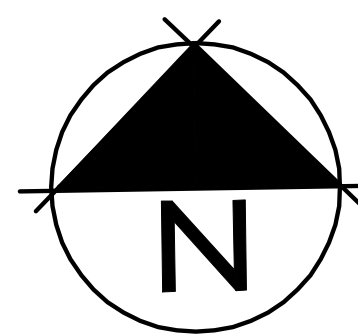
AREA TABLE:

EXISTING AREA LOTS 1-4:	.85± ACRE
DISTURBED AREA LOTS 1-4:	.29± ACRE
IMPERVIOUS AREA LOTS 1-4:	ANTICIPATED .28± ACRE

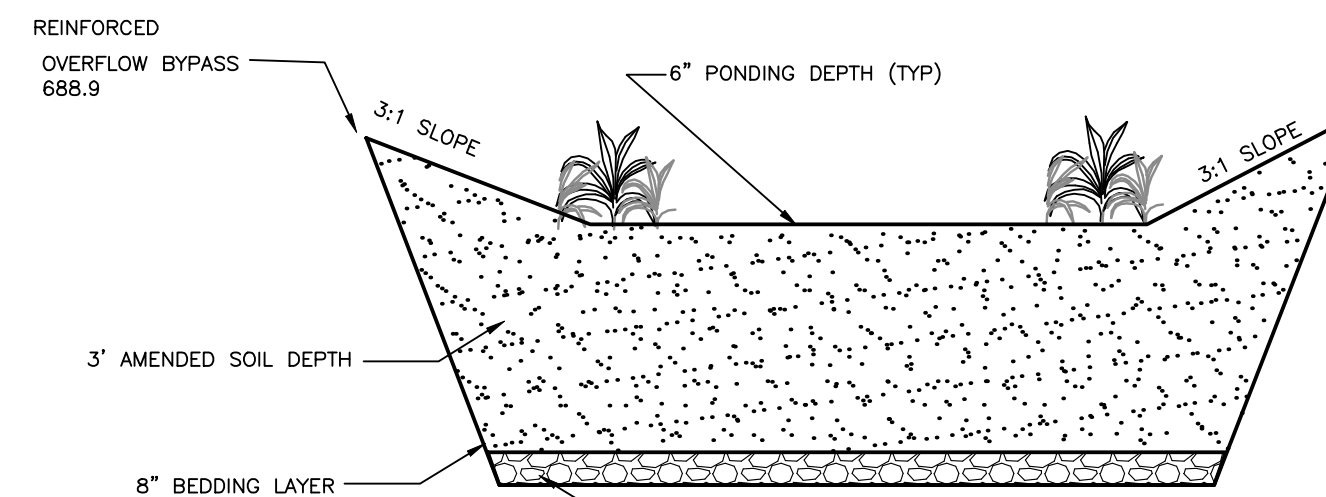
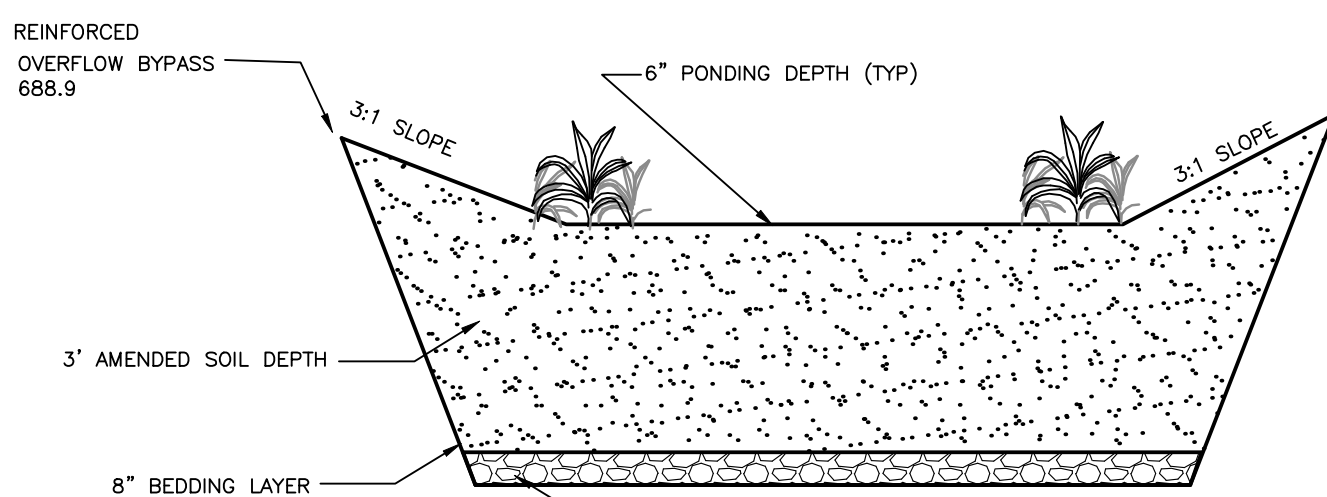
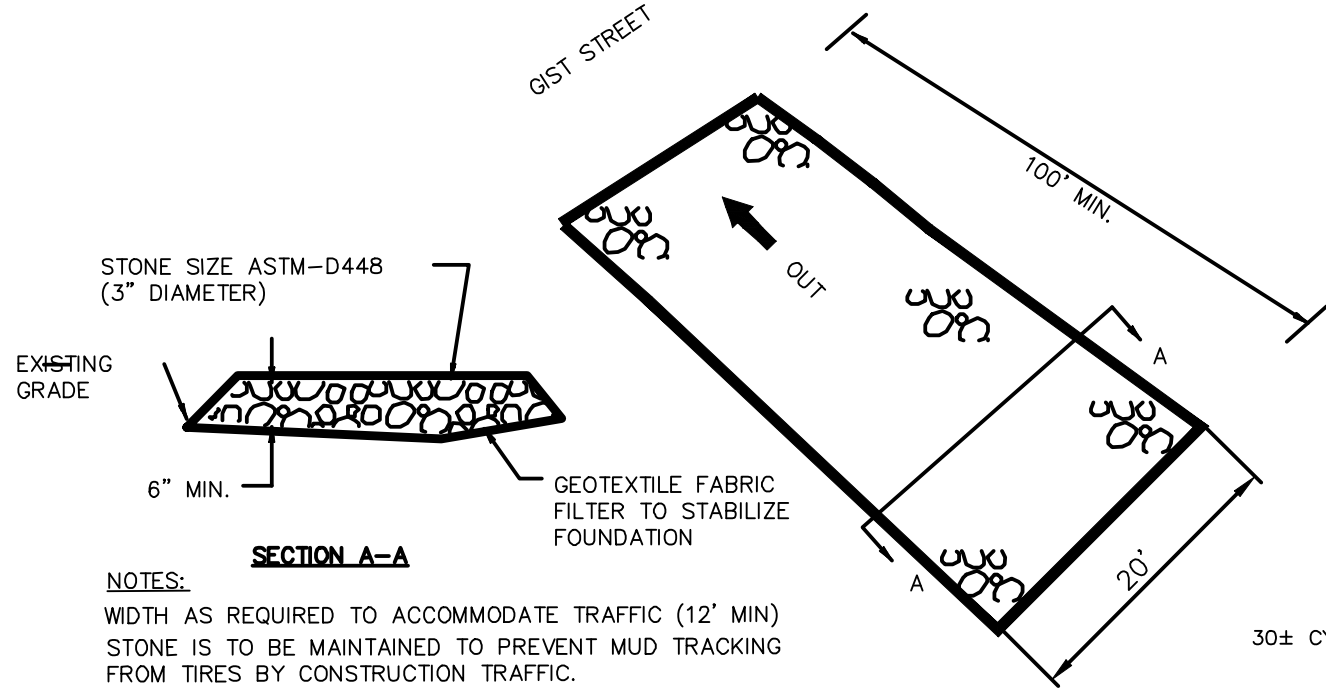


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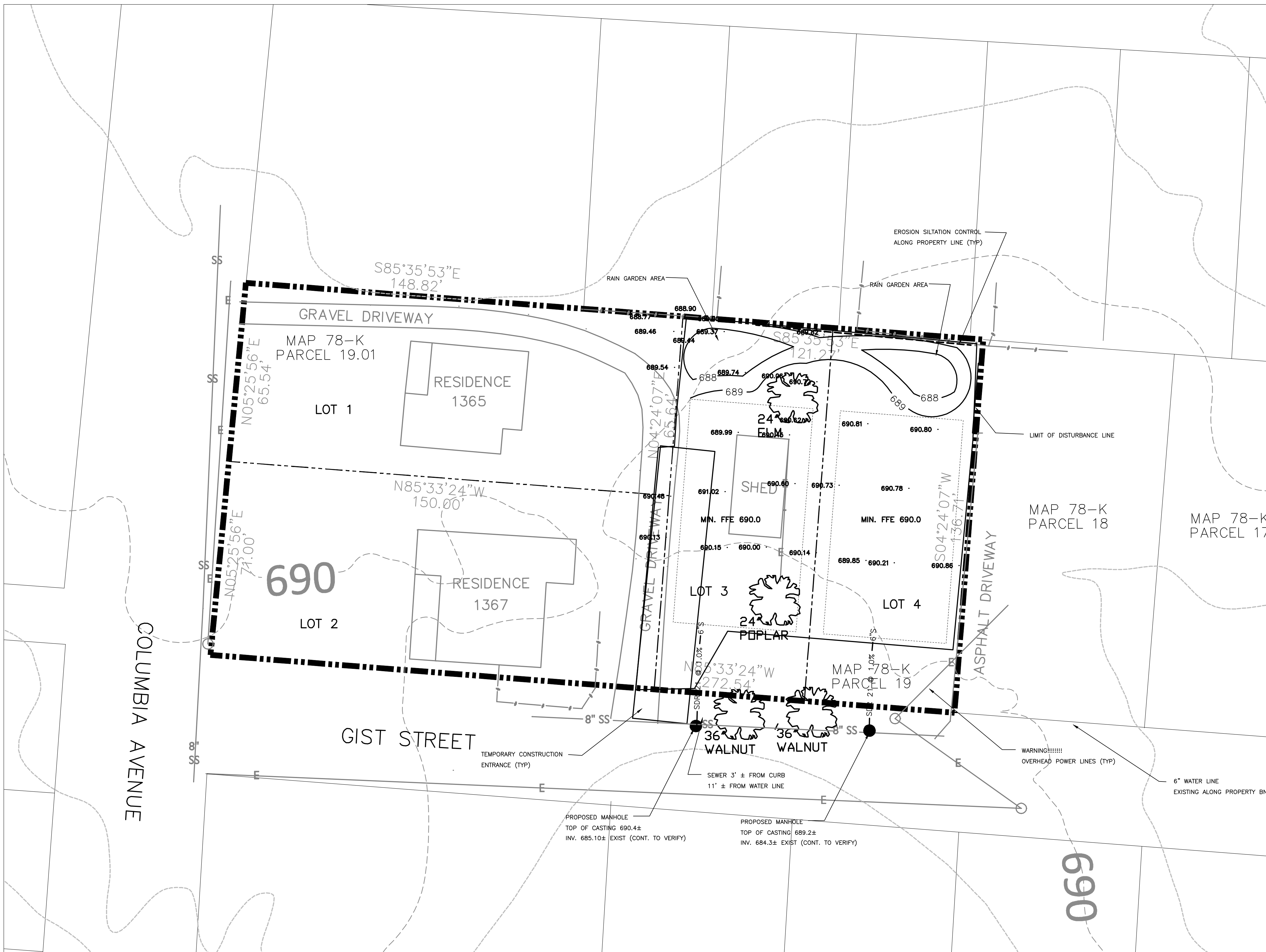
STORMWATER PLAN



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

BIO-INFILTRATION DRAIN LOT 3
NOT TO SCALE

BIO-INFILTRATION DRAIN LOT 4
NOT TO SCALE



GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FRANKLIN ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

WATER QUALITY BMP NOTE:

WATER QUALITY BMP AREAS SHALL NOT BE CONSTRUCTED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHOULD NOT BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES AS SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITIES WEBSITE.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN TAKEN FROM AVAILABLE GIS AND FIELD RUN INFORMATION. CDC LLC AND THIS ENGINEER HAVE NO LIABILITY AS TO THE ACCURACY OF WHAT IS SHOWN RELATIVE TO EXISTING ELEVATIONS. CONTRACTOR TO ESTABLISH A BENCHMARK AND CONFIRM ALL ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING WATER SERVICE NOTE:

SURVEY WORK IS ONGOING TO DETERMINE WATER LINE LOCATIONS ALONG GIST DRIVE. EACH LOT SHALL BE SERVED BY A 1" WATER LINE FROM THE GIST DRIVE WATER MAIN LOCATION.

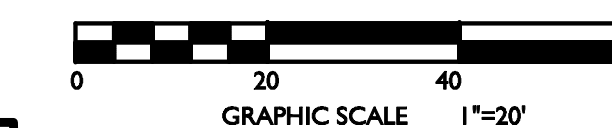
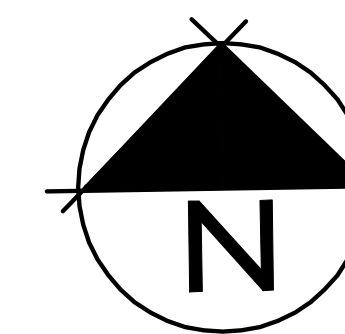
SEWER SERVICE NOTE:

THE FINISH ELEVATIONS OF THE PROPOSED HOMES MUST CONSIDER THE LIMITED AMOUNT OF COVER OVER THE EXISTING SEWER LINE AND SHALL PROVIDE COVER SUITABLE TO THE CITY OF FRANKLIN ENGINEERING/PUBLIC WORKS DEPT.



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**GRADING/DRAINAGE/
UTILITY PLAN**

5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this subsection.

(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading or other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.

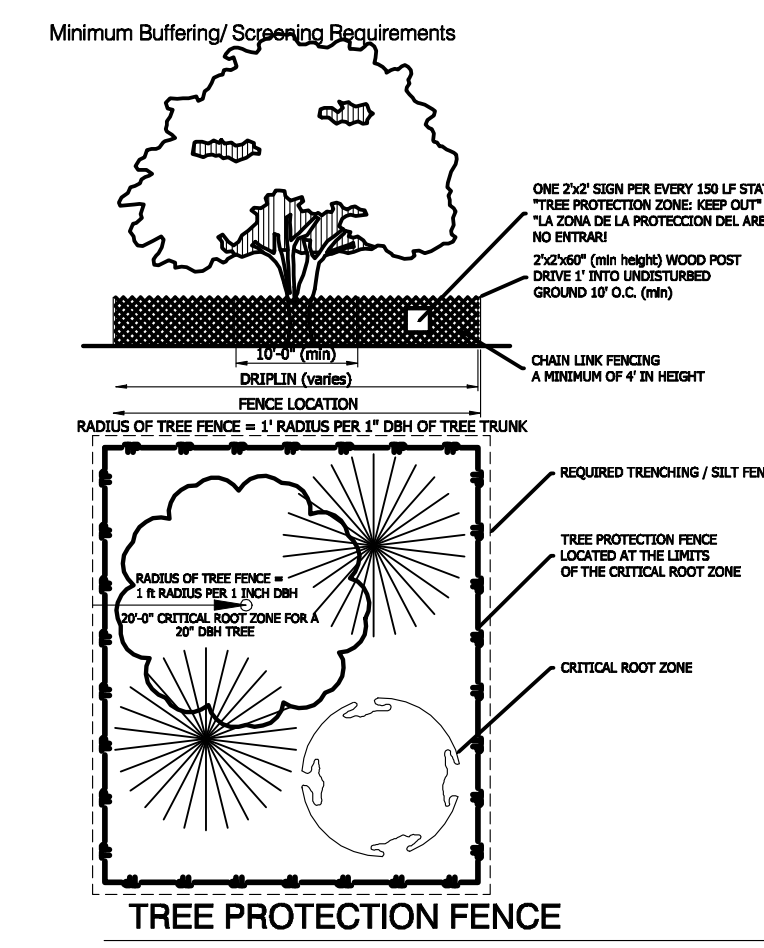
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.

(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."

(d) Trenching Prior to Clearing Activities
The removal of trees adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities, trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.

(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.

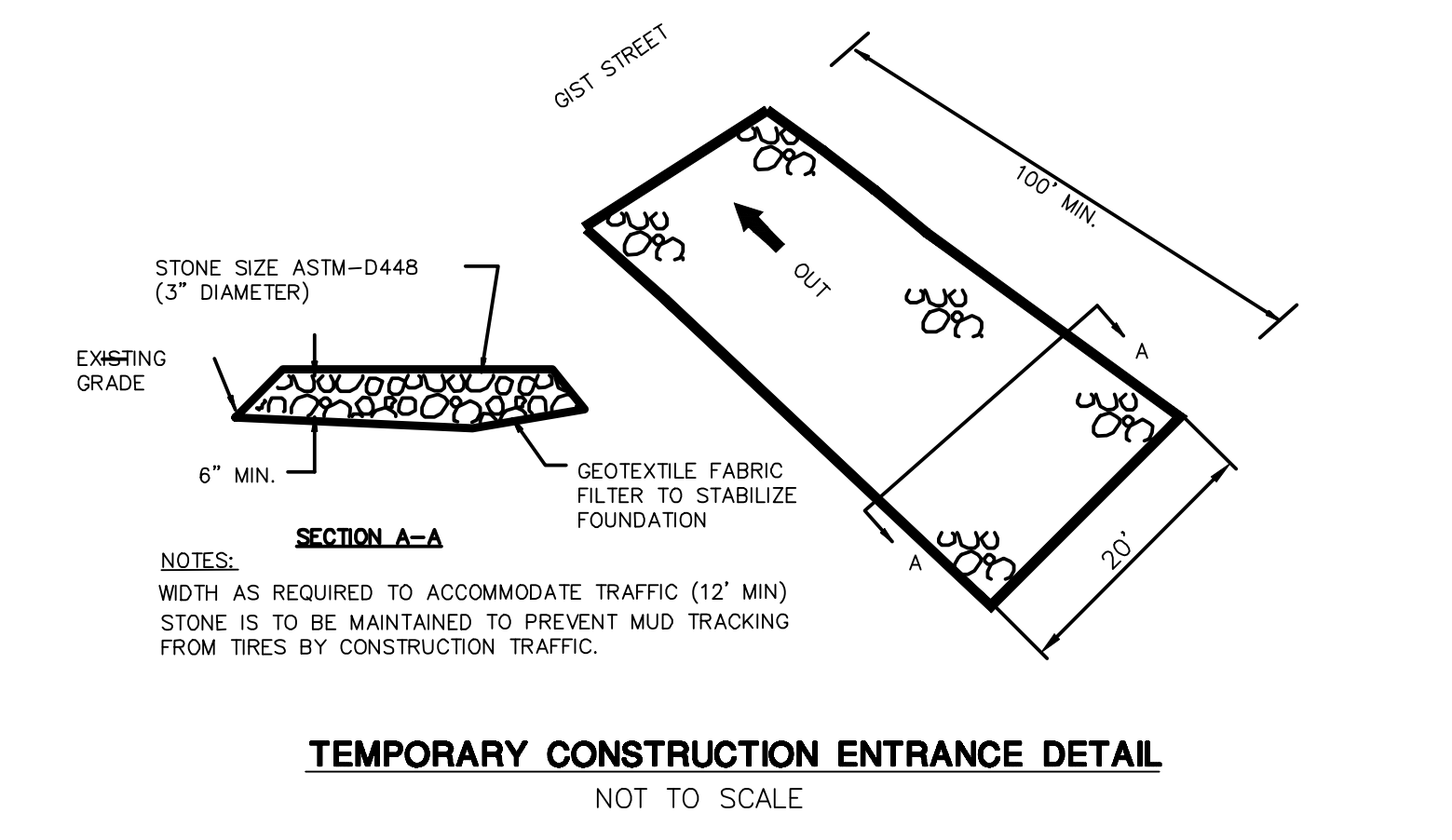
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5.2.7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.



AREA TABLE:

EXISTING AREA LOTS 1-4:	.85± ACRE
DISTURBED AREA LOTS 1-4:	.29± ACRE
IMPERVIOUS AREA LOTS 1-4:	ANTICIPATED .28± ACRE

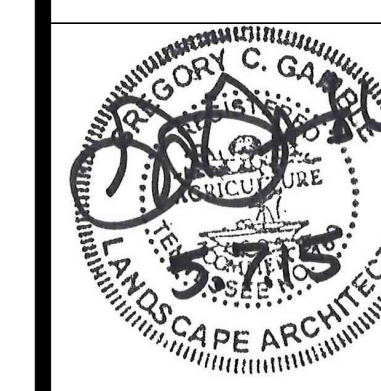
IMPACT STATEMENT:
IMPACT FROM STORMWATER & RECLAIMED WILL BE MINIMAL DUE TO THE RAIN GARDEN AREAS ACCEPTING THE ADDITIONAL RUNOFF FROM THE SITE SANITARY SEWER ANTICIPATED IMPACT WILL BE 700 GPD (2 SFUE) WATER IMPACT WOULD BE ANTICIPATED AT 800 GPD



GAMBLE DESIGN COLLABORATIVE
144 SOUTHHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

rev. date
▲ 5-7-15 JRG
▲
▲
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**GDC Job No. 15008
Mar 13, 2015**

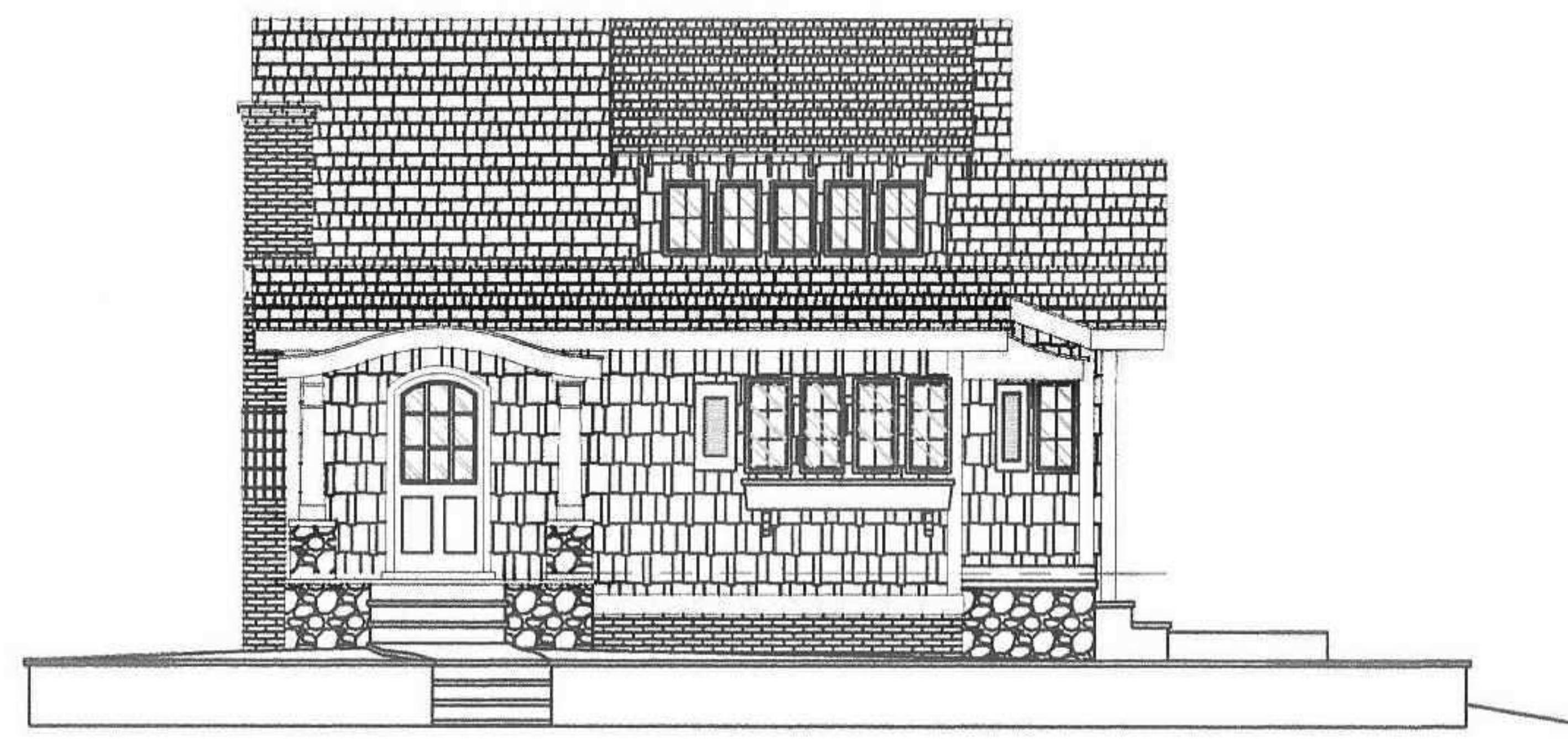


GENERAL ARCHITECTURAL ELEVATION NOTES:

1. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
2. Materials include brick and concrete board.
3. Tabulations will be provided at site plan as elevations are conceptual at this point.
4. Buildings will be limited to 35' in height and will not exceed 2 stories per the Columbia Avenue Overlay and may be further limited based on transitional features requirements.
5. Building front facades will not exceed 45' in width.
6. Roof pitches will be not less than 5:12 and not greater than 12:12.
7. Front porches will be less than or equal to 6' in depth.

The elevations shown here are representative of the buildings planned for this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



STANDARD HOME FRONT ELEVATIONS
CONCEPTUAL ONLY / NOT FOR APPROVAL
ELEVATIONS PROVIDED BY: MIKE MURDOCK