

SILVER GRACE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

300 CELEBRATION CIRCLE,
FRANKLIN, TN 37067
WILLIAMSON COUNTY

PROJECT #: 6949

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LIST OF PROFESSIONALS

ARCHITECT

COMPANY: INSPIREON LLC
ADDRESS: 1753 FIELDCREST CIRCLE
FRANKLIN, TN 37064
ARCHITECT: GARY KECKLEY
PHONE: (615) 790-7041
EMAIL: gary@goodworksunlimited.com

ENGINEER

COMPANY: KLOBER ENGINEERING SERVICES
ADDRESS: 3556 TOM AUSTIN HWY, SUITE 1
SPRINGFIELD, TN 37172
ENGINEER: JOSH LYON
PHONE: (615) 382-2000
EMAIL: josh@klobereng.com

EXISTING ZONING

SD-X SPECIFIC DEVELOPMENT VARIETY

PROPOSED ZONING

SD-X (2.02/95,618)

OWNER LOTS 1 & 2:

FOUNTAINS OF FRANKLIN, L.L.C.
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
MAP 79, PARCEL 59
MAP 80, PARCEL 39.04
BOOK 5006, PAGE 86



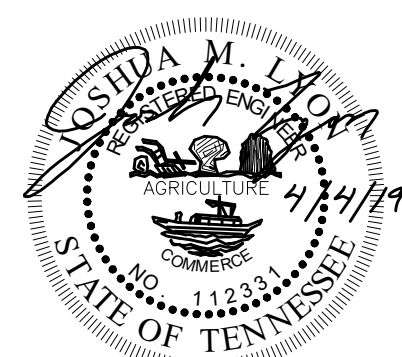
Good Works
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



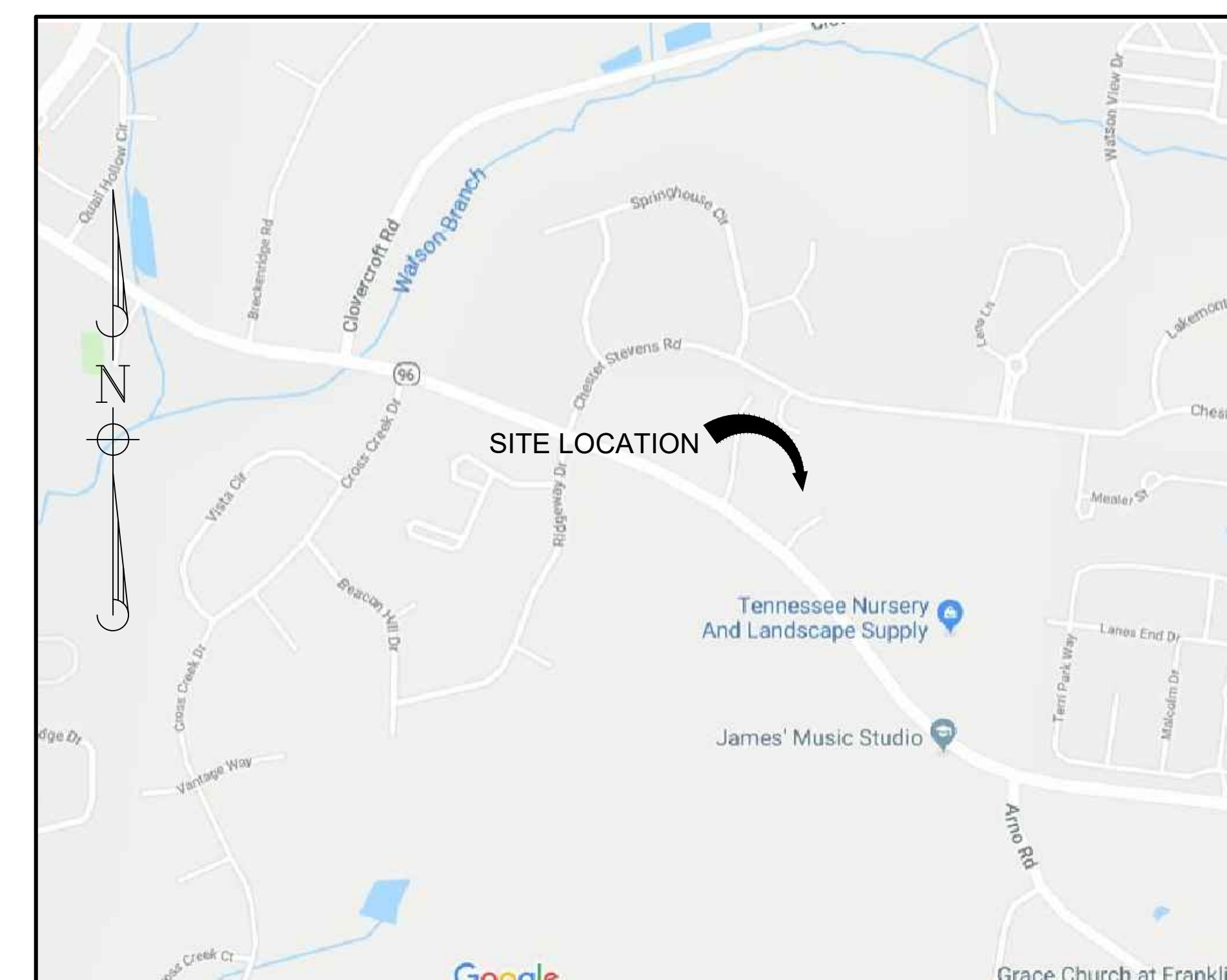
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com



JOSHUA M. LYON, P.E. TN#112331

SILVER GRACE PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1

DATE: 04/04/19



Vicinity Map
Not to Scale

NOT FOR CONSTRUCTION

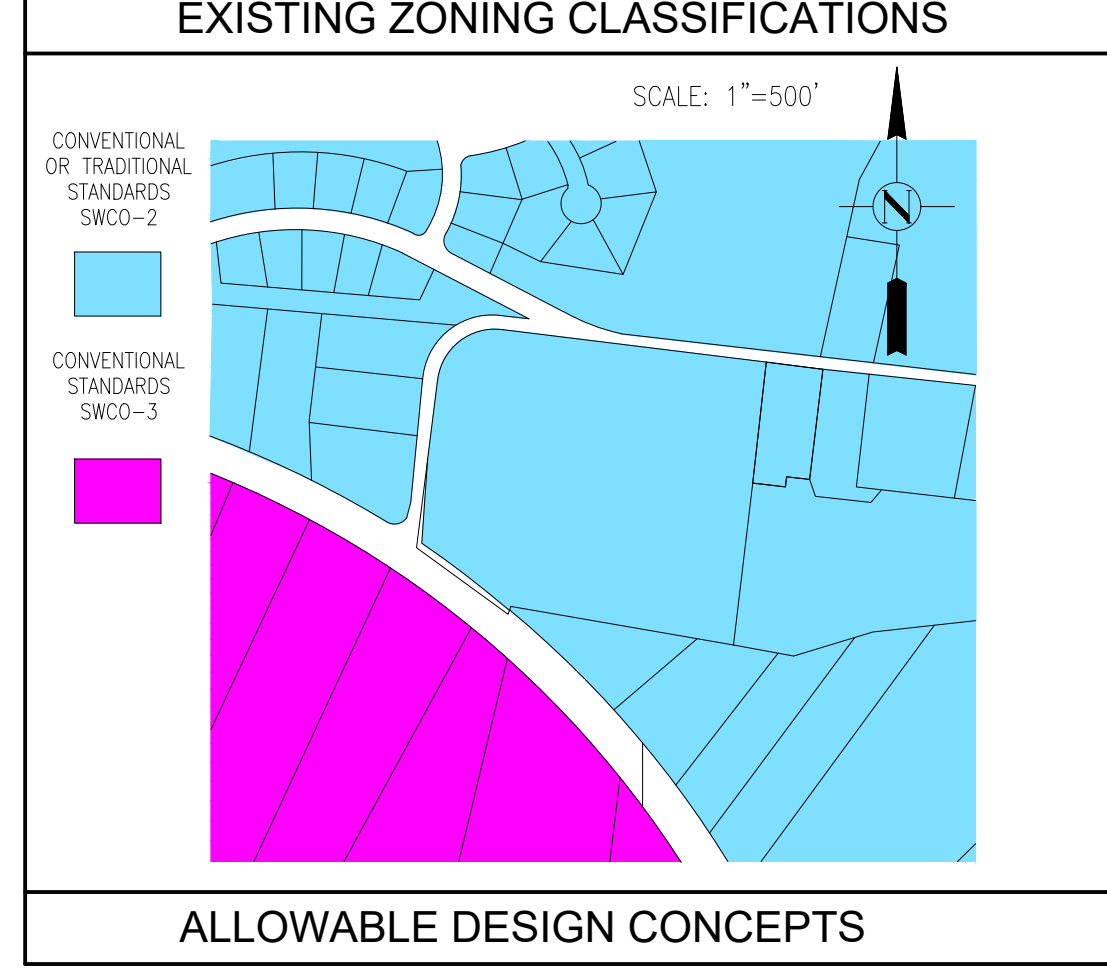
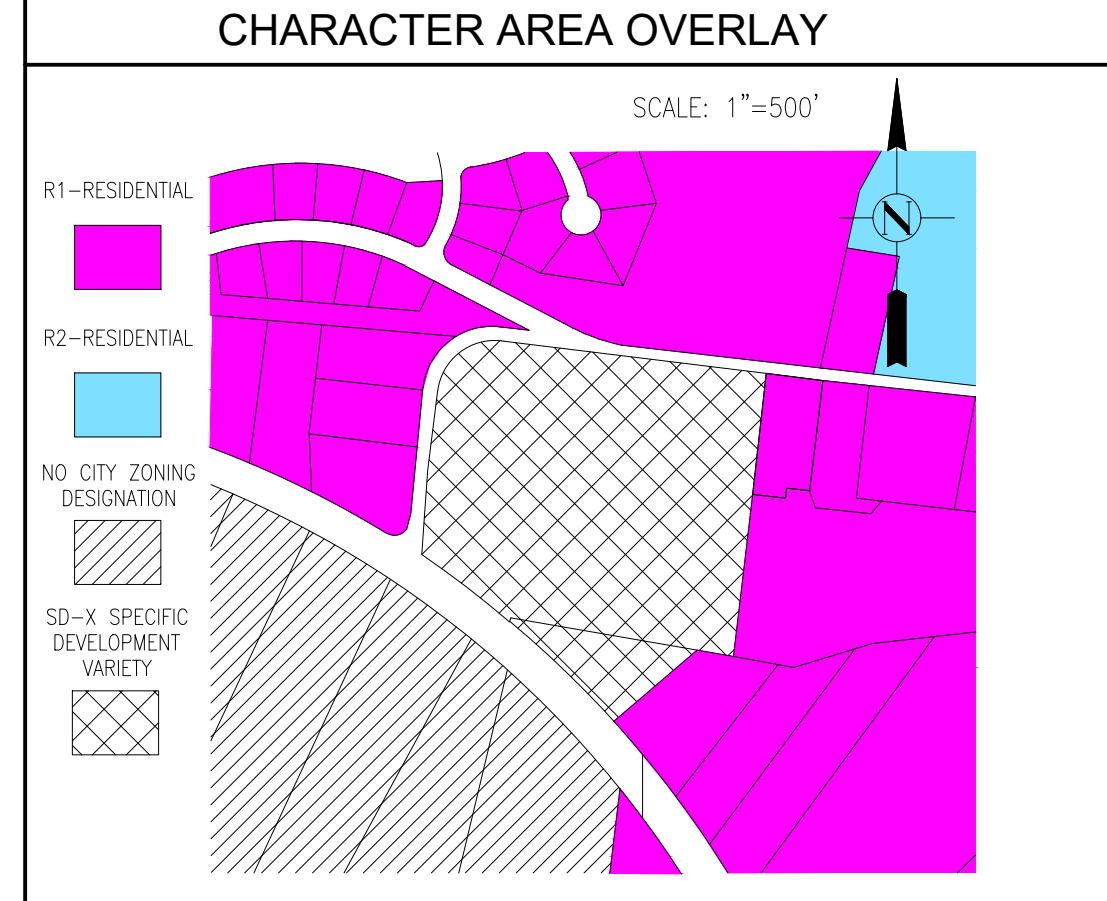
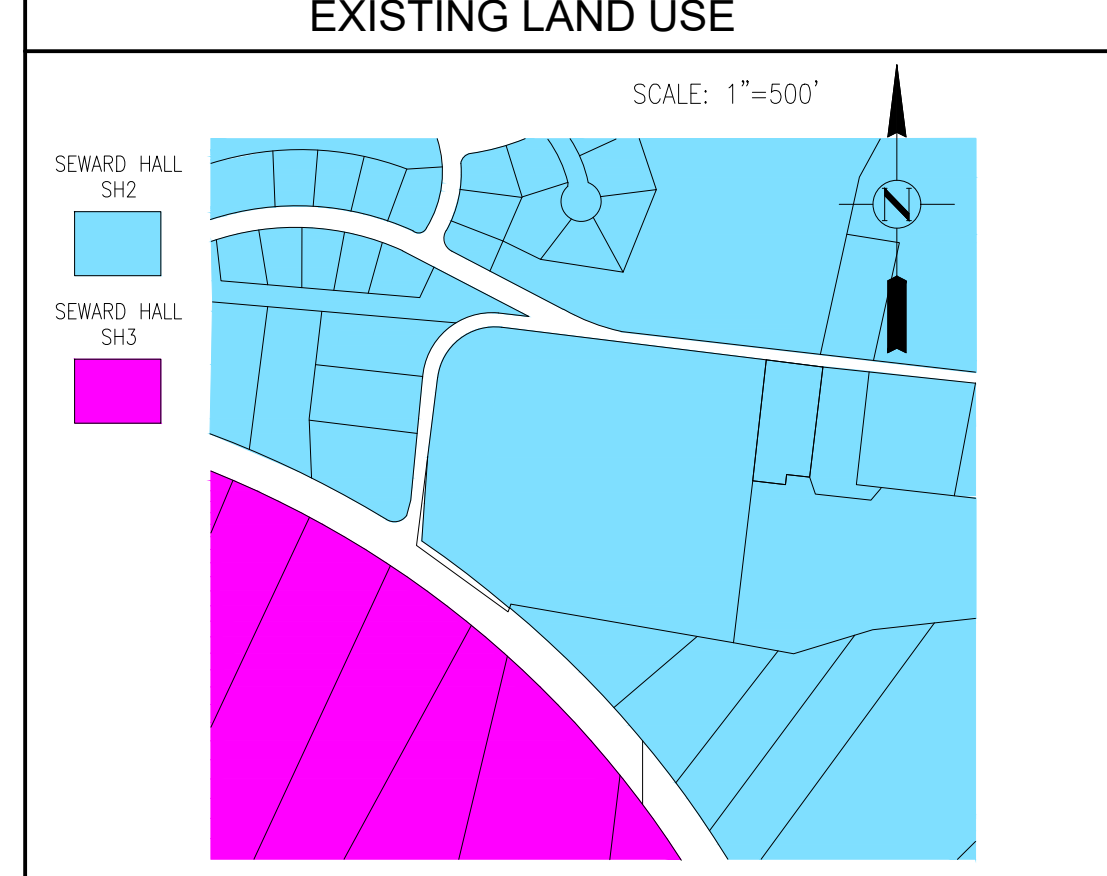
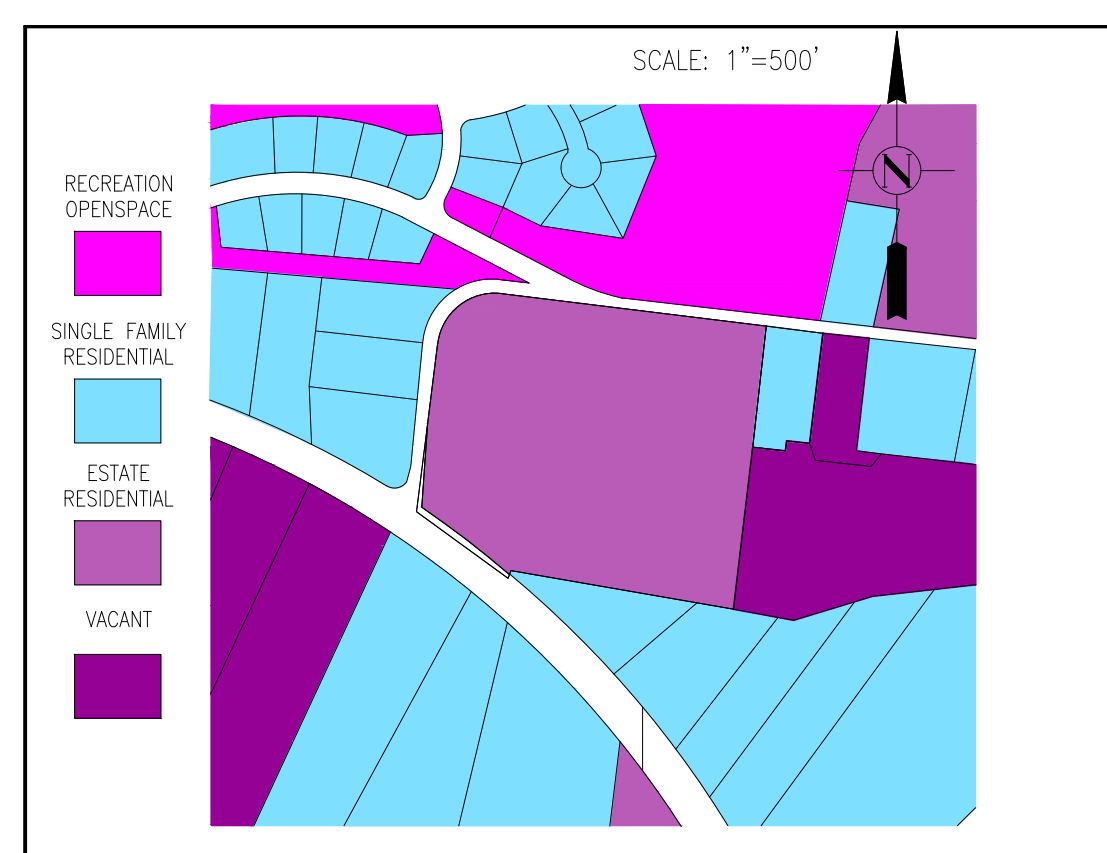


DATE	DESCRIPTION

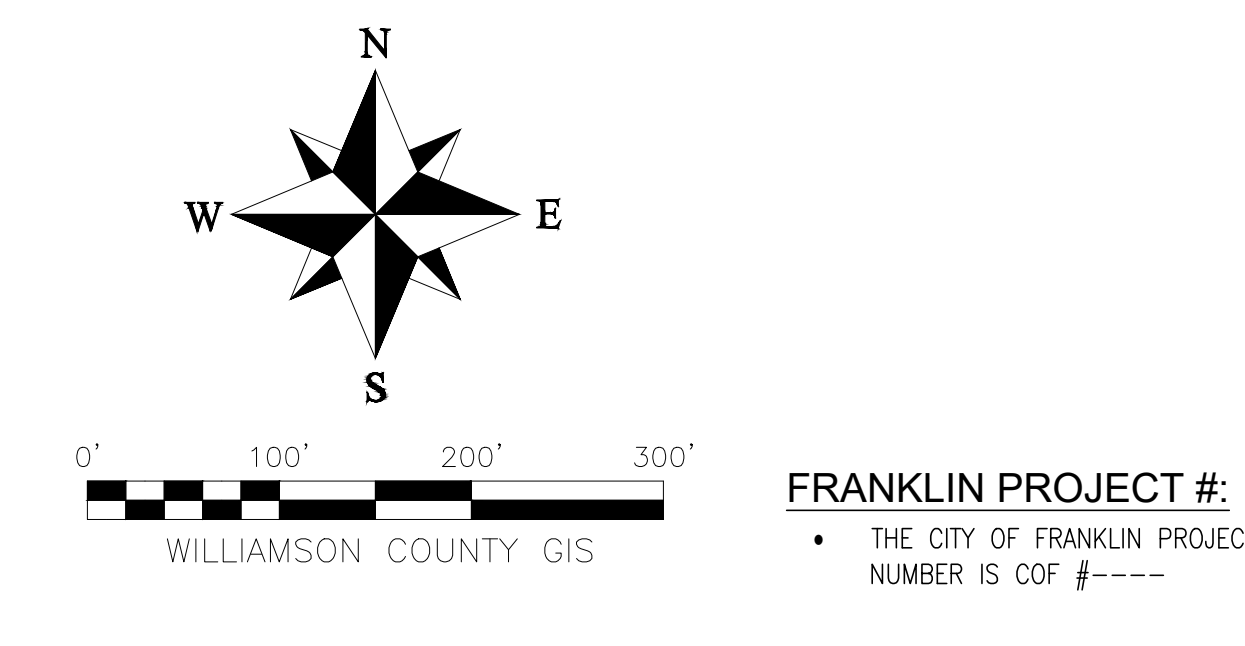
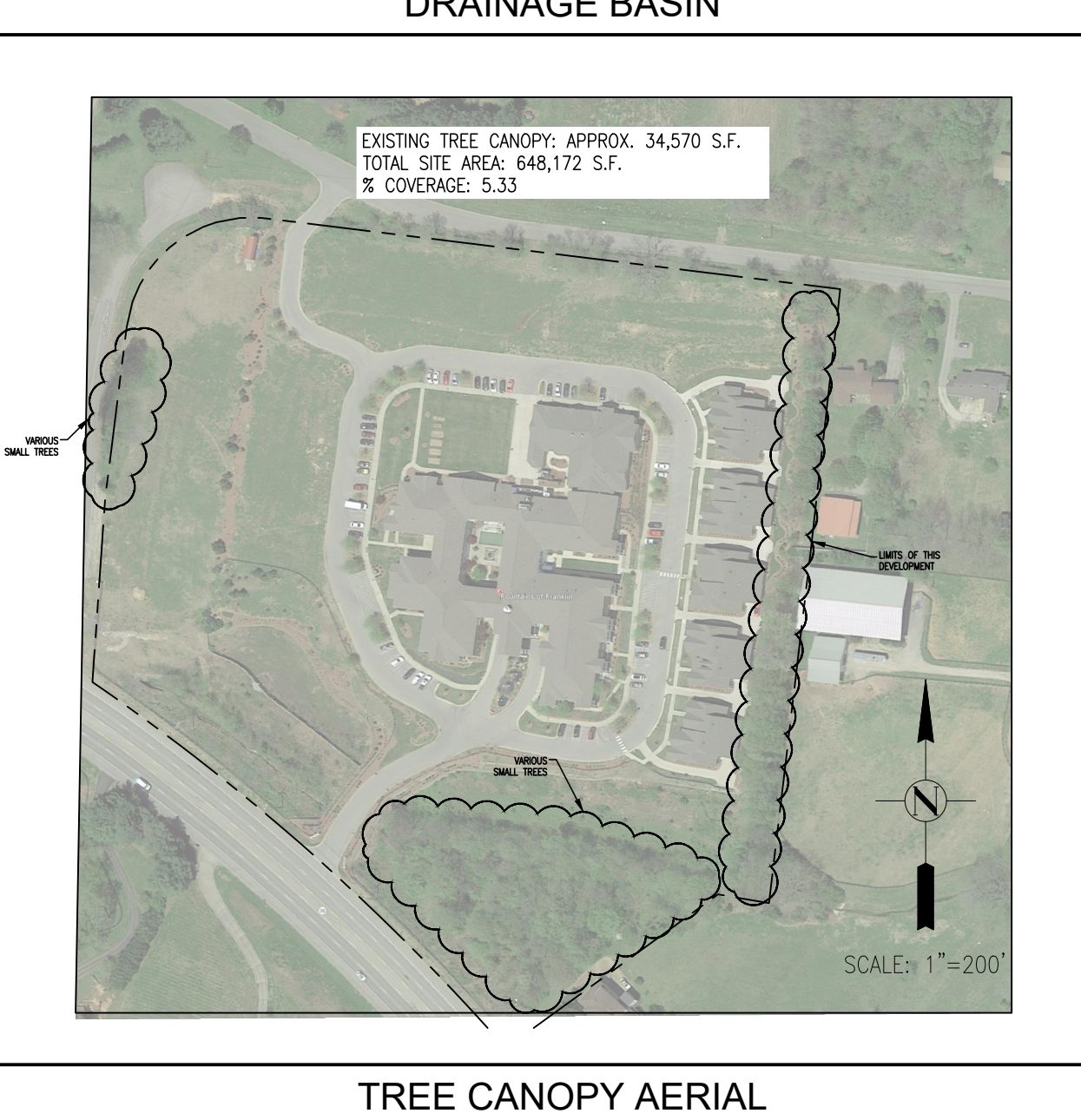
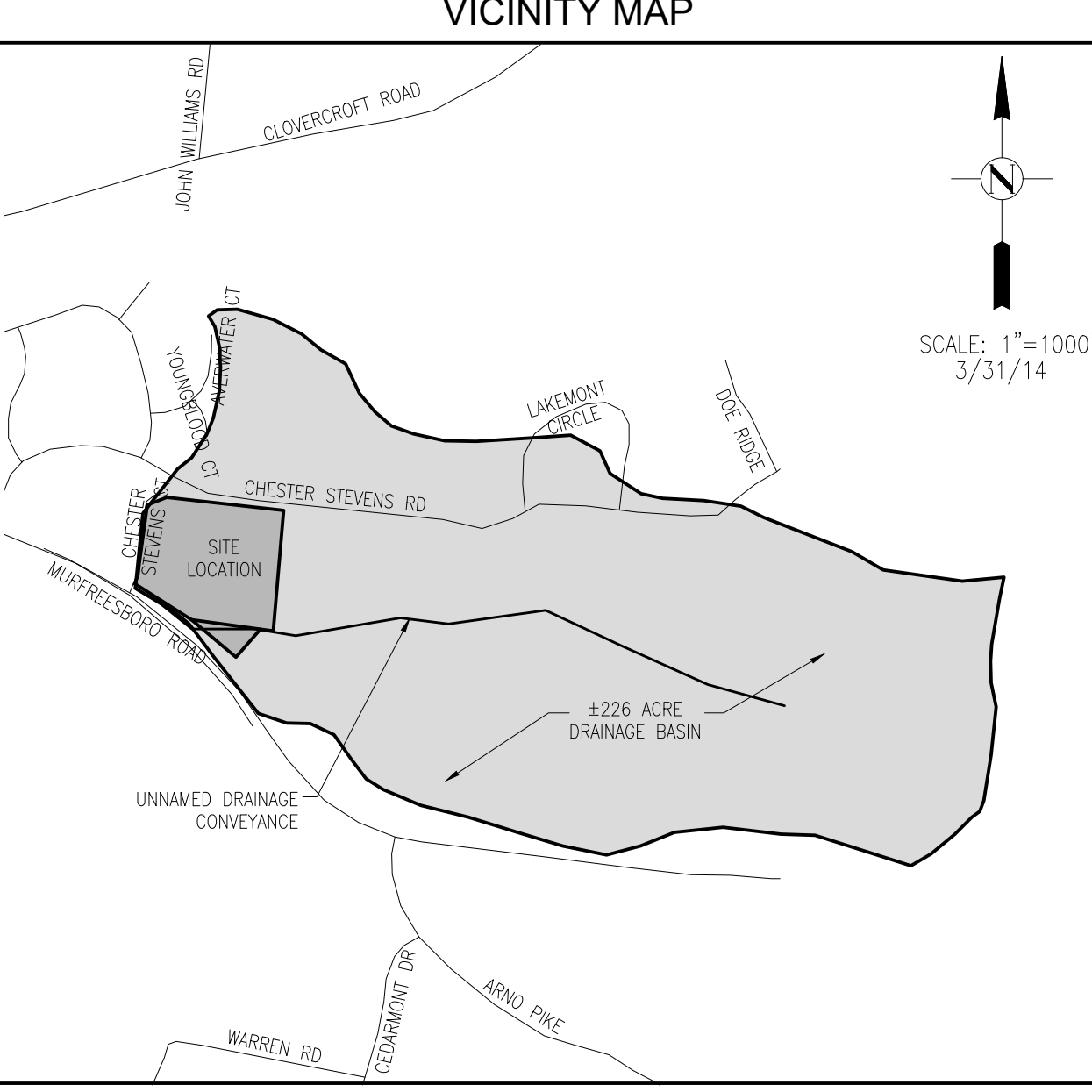
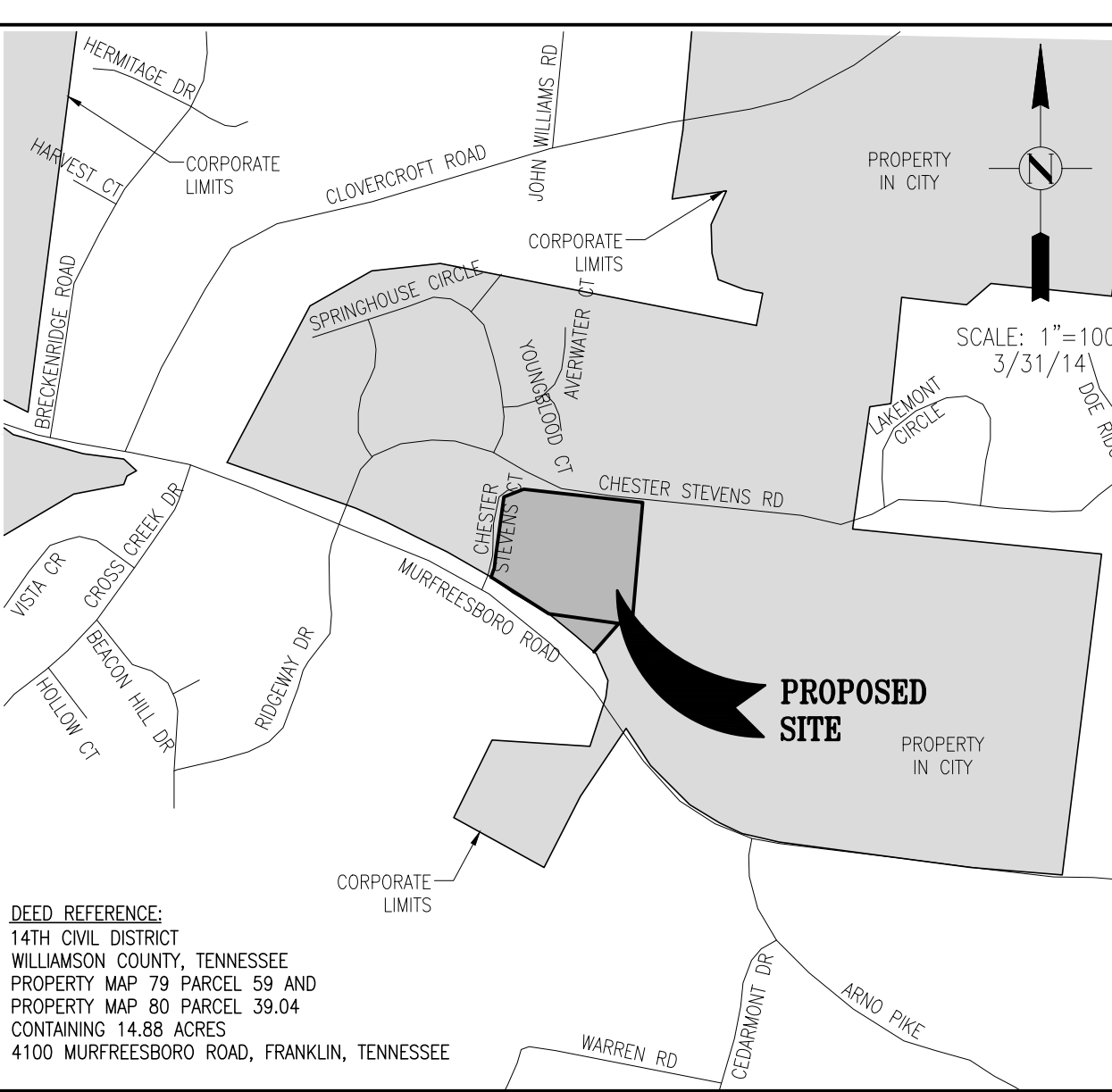
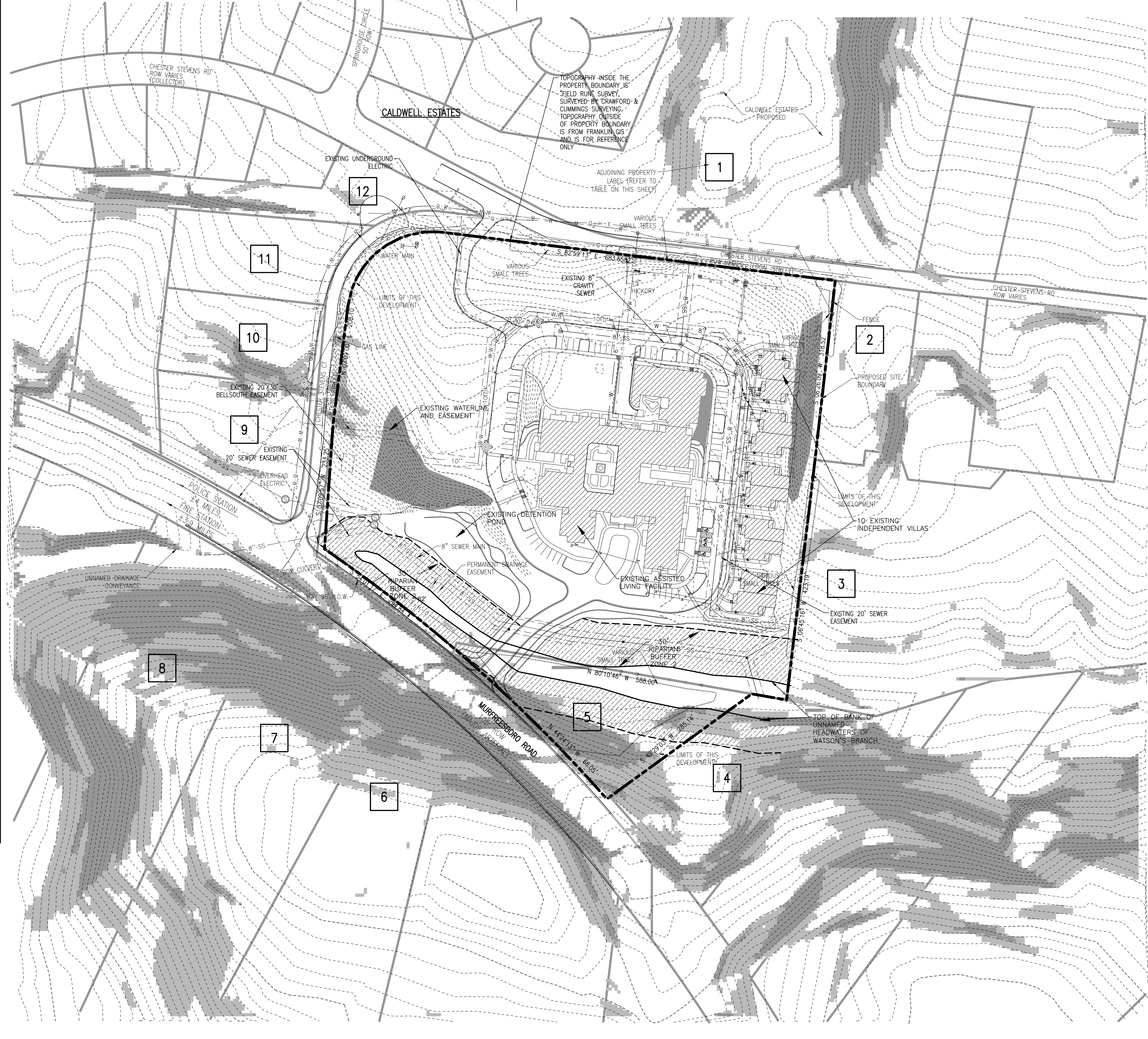
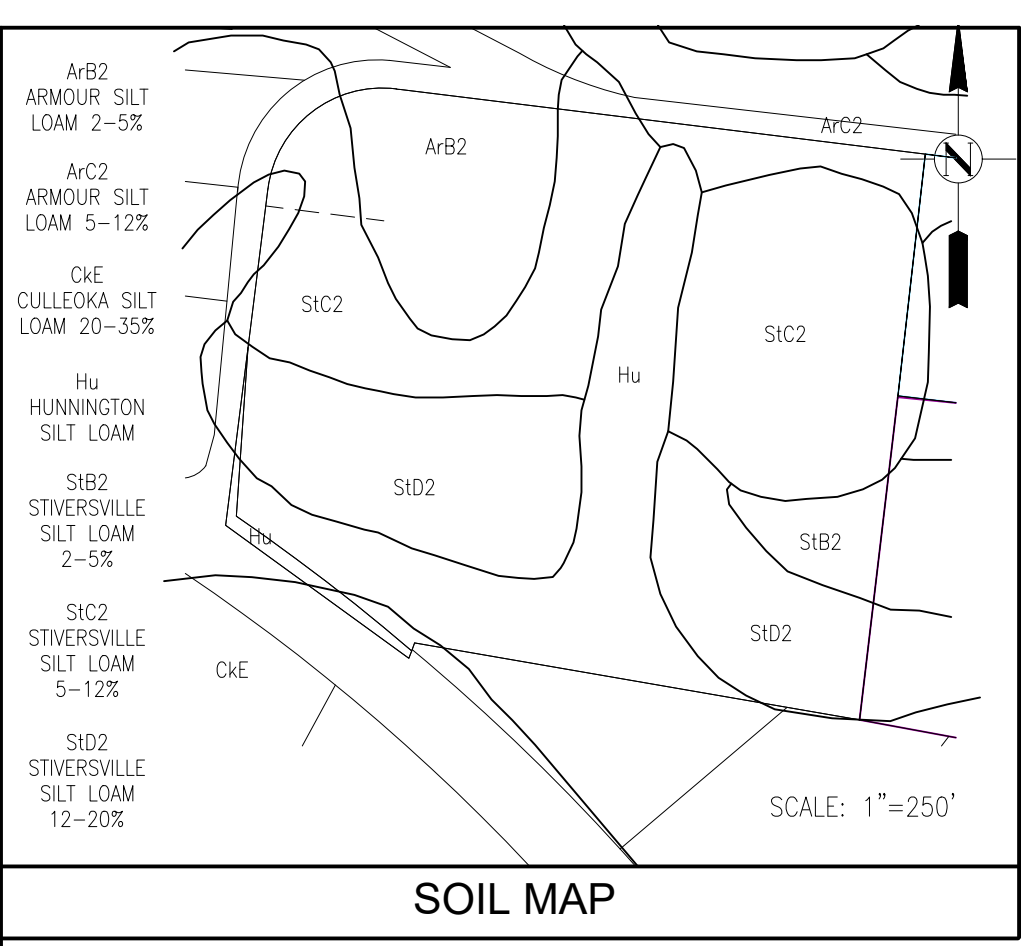
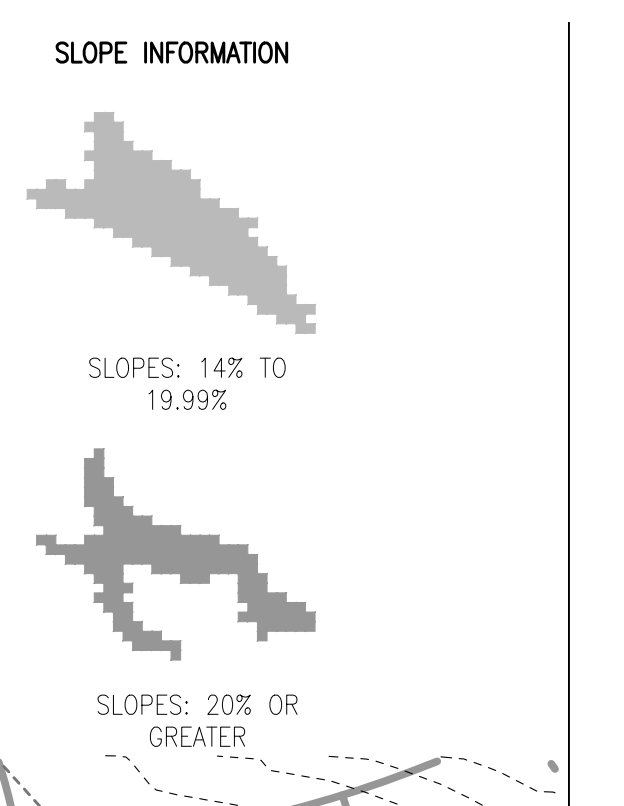
VILLA AND MEMORY CARE ADDITION FOR
Siber Grace
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=100'
C1.0



LABEL NUMBER	TAX MAP	PARCEL NUMBER	SUBDIVISION	PROPERTY OWNER	PROPERTY ADDRESS
1	07 MF	40.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202
2	80	37.00	NA	TAYLOR-MONTELEONE FAMILY REVOCABLE	PO BOX 680394, FRANKLIN, TN 37068
3	80	37.02	NA	HARPER CINDY L	160 CHESTER STEPHENS RD, FRANKLIN, TN 37067
4	80	39.03	NA	JURKA CORNEL	4102 MURFREESBORO RD, FRANKLIN, TN 37067
5	80	39.04	NA	FOUNTAINS OF FRANKLIN	MURFREESBORO RD, FRANKLIN, TN 37064
6	79	60.05	NA	DODD WALTER EARLE SR	4095 MURFREESBORO RD, FRANKLIN, TN 37067
7	79	60.04	NA	FRENZEL GERALD CHARLES JR	4091 MURFREESBORO RD, FRANKLIN, TN 37067
8	79	60.03	NA	FRENZEL G CHARLES	4091 MURFREESBORO RD, FRANKLIN, TN 37067
9	79	4.00	NA	CAVENDER DAVID O	107 CHESTER STEPHENS CT, FRANKLIN, TN 37067
10	79	5.00	NA	MCGUIRE W GARY	111 CHESTER STEPHENS CT, FRANKLIN, TN 37067
11	79	6.00	NA	TAYLOR ROBERT P	115 CHESTER STEPHENS CT, FRANKLIN, TN 37067
12	79	1.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202



- ROAD NETWORK:**
- ACCORDING TO THE MAJOR THOROUGHFARE PLAN, MURFREESBORO ROAD IS SET TO BE WIDENED TO THE EAST AND WEST OF THIS SITE. SEE C-4 AND C-8 OF THE THOROUGHFARE PLAN
 - TRIP GENERATION: A TOTAL OF 168 DAILY TRIPS ARE ESTIMATED FOR THE ENTIRE BUILD OUT OF THIS DEVELOPMENT.
- FRANKLIN PROJECT#:**
- THE CITY OF FRANKLIN PROJECT NUMBER IS COF #6949
- MINERAL RIGHTS NOTE:**
- THE MINERAL RIGHTS FOR THE PROJECT ARE OWNED BY THE DEVELOPER & THUS DO NOT APPLY.
- STORMWATER NARRATIVE:**
- THE STORMWATER FROM THE SITE IS CURRENTLY CONVEYED BY SHEET FLOW AND THROUGH RAIN GARDENS TO A PIPE SYSTEM. THE PIPE SYSTEM CONVEYS THE STORMWATER TO A QUALITY TREATMENT FILTER UNIT THAT DISCHARGES INTO THE DETENTION POND. THE DETENTION POND DISCHARGES INTO AN UNNAMED TRIBUTARY THAT LEADS TO WATSON'S BRANCH.
- INAPPLICABLE MAP FEATURES:**
1. GEOLOGIC FORMATIONS
 2. HILLSIDE/HILLCREST OVERLAY DISTRICT
 3. FLOODWAY BOUNDARY
 4. FLOODWAY FRINGE BOUNDARY
 5. WETLANDS
 6. PLANNED DEVELOPMENT WITHIN 500' OF SITE
 7. RAILROAD INFRASTRUCTURE
 8. MINERAL RIGHTS
 9. HISTORIC PROPERTIES WITHIN 500' OF SITE
 10. HISTORIC STRUCTURES

SITE DATA CHART
 PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3
 PROJECT #: 6949
 SUBDIVISION: SILVER GRACE
 LOT NUMBER: 1 AND 2
 ADDRESS: 4100 MURFREESBORO ROAD
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
 SD-X / SEWARD HALL SH2
 OTHER APPLICABLE OVERLAYS: -
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACRES OF SITE: 14.88
 SQUARE FOOTAGE OF SITE: 648,134.2
 MINIMUM REQUIRED SETBACK LINES:
 STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
 STREET FRONTING: 60' (SINGLE FAMILY LOTS)
 SIDE YARD: 10'
 REAR YARD: 30'

PROPOSED ZONING
 SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
 FOUNTAINS OF FRANKLIN, L.L.C.
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 MAP 79, PARCEL 59
 MAP 80, PARCEL 39.04
 BOOK 5006, PAGE 86
 CONTAINING 13.51 ACRES (588,615.2 S.F.) &
 CONTAINING 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
 GOODWORKS UNLIMITED, LLC
 GARY KECKLEY
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 GARY@GOODWORKSUNLIMITED.COM

BUILDING HEIGHT:
 MEMORY CARE: ONE STORY-26'
 VILLAS: ONE STORY-30'
 COTTAGES: ONE STORY-30'
 ASSISTED LIVING: TWO STORY

MINIMUM PARKING REQUIREMENT:
 MAIN BUILDING: 0.25 PER PATIENT + 1 PER EMPLOYEE = 25
 (50) + 15 = 30 SPACES (TEMPORARY CARE FACILITY)
 TOTAL: 30 SPACES
 MAXIMUM PARKING LIMIT: 120% OF 30 = 36 SPACES

VILLAS & COTTAGES: 1.5 SPACES PER DWELLING UNIT = 1.5
 SPACES * 30 UNITS = 45 SPACES

PARKING PROVIDED:
 MAIN BUILDING: 59 SPACES
 TOTAL: 59 SPACES
 ADDITIONAL SPACES FOR FUTURE SECTIONS
 VILLAS & COTTAGES: 60 SPACES

PROPOSED SITE DATA CHART

- OVERALL DENSITY: 7.59 UNITS PER ACRE
- ASSISTED LIVING UNITS: 65
- MEMORY CARE UNITS: 19
- VILLAS: 26
- COTTAGES: 4
- TOTAL UNITS: 113
- TOTAL ACRES: 14.88
- RESIDENTIAL UNITS BY TYPE
 - VILLA (DUPEX): 26
 - COTTAGE (SINGLE FAMILY): 4
- NON RESIDENTIAL SQUARE FOOTAGE
 - ASSISTED LIVING: 85,713 S.F.
 - MEMORY CARE: 9,905 S.F.
 - TOTAL: 95,618 S.F.

PARKLAND DEDICATION: PAYMENT-IN-LIEU BASED ON 30 UNITS
 AT 1,200 S.F./UNIT = 36,000 S.F.

TREE CANOPY: 34,570 S.F. TO REMAIN; 58% OF LOT 2

OPEN SPACE REQUIRED:
 FORMAL: 5% = 14.88AC(.05) = 32,409 S.F.
 INFORMAL: 10% = 14.88AC(.10) = 64,817 S.F.
 PROVIDED:
 FORMAL: 45,907 S.F. = 7.08%
 INFORMAL: 173,508 S.F. = 26.77%

PREVIOUSLY APPROVED SILVER GRACE
 LAND USE DATA:

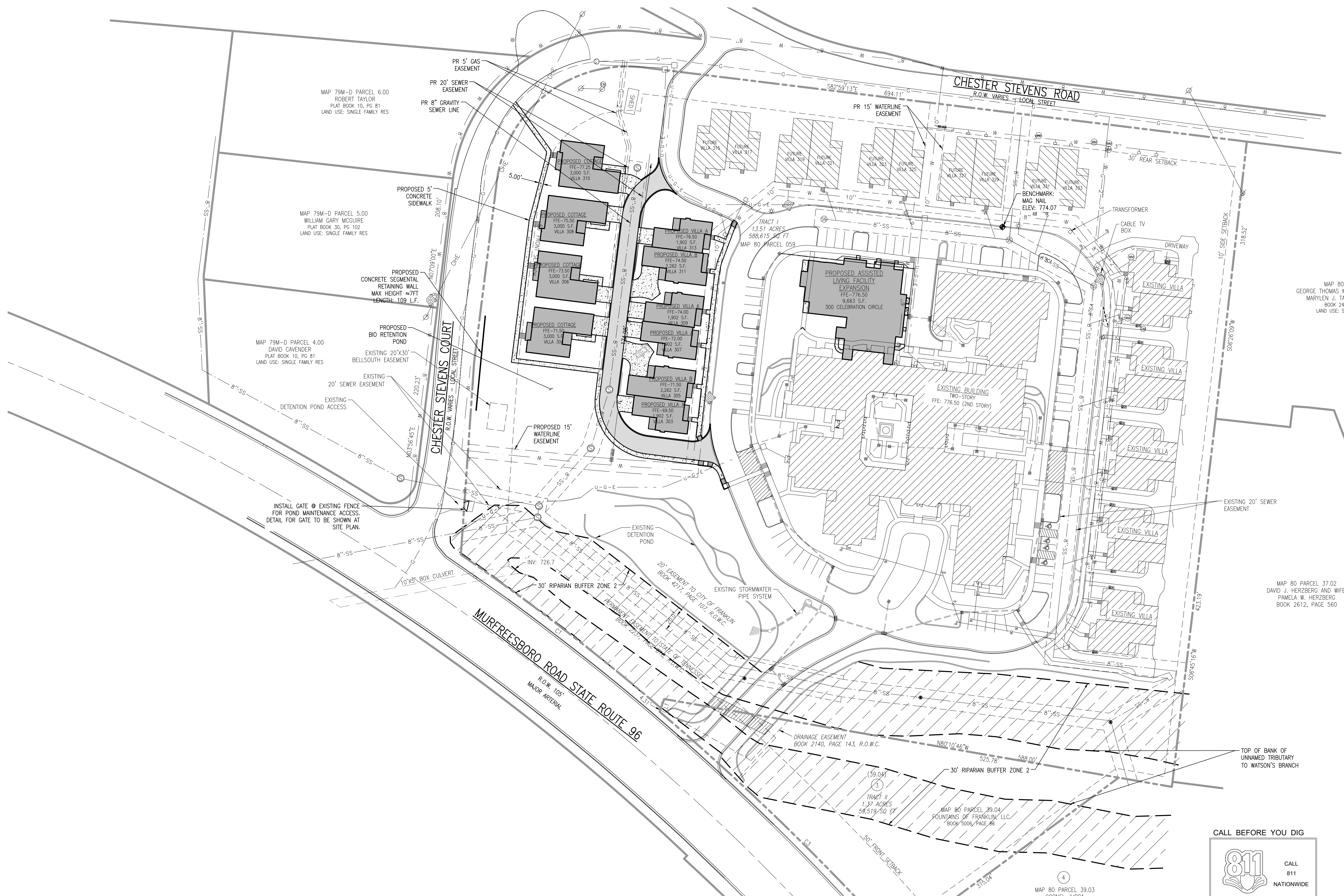
DEVELOPMENT PLAN	APPROVAL DATE	RX ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MAIN BUILDING	VILLAS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE UNITS	LOT DENSITY (UNITS/AC)
REGULATING PLAN	3/25/10	14.88	3	94	27	124	1	8.33

DEVELOPMENT PLAN	APPROVAL DATE	RX ZONED ACRES	USE	PHASE TOTAL FLOOR AREA	ASSISTED LIVING FLOOR AREA	MEMORY CARE FLOOR AREA	VILLA FLOOR AREA	SINGLE FAMILY FLOOR AREA	IMPERVIOUS SURFACE
REGULATING PLAN	3/25/10	14.88	ASSISTED LIVING FACILITY, VILLAS, SINGLE FAMILY	153,658	79,460	9,548	59,658	3,992	238,806
				89,008					

REVISED SILVER GRACE LAND USE DATA:

EXISTING OR PROPOSED	SITE ACRES	MAIN BUILDING	COTTAGE	VILLAS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE UNITS	LOT DENSITY (UNITS/AC)
EXISTING	14.88	77	-	10	87	1	5.84
PROPOSED	14.88	6	4	16	26	1	1.75
TOTAL		83	4	26	113	1	7.59

DEVELOPMENT	SITE ACRES	ASSISTED LIVING FLOOR AREA	MEMORY CARE FLOOR AREA	VILLA & COTTAGE FLOOR AREA	TOTAL FLOOR AREA	IMPERVIOUS SURFACE	TOTAL I.S.R.
EXISTING	14.88	76,050	9,905	22,645	108,600	186,823	0.29
PROPOSED	14.88	9,663	-	41,630	51,293	70,531	0.11
TOTAL		85,713	9,905	64,275	159,893	257,354	0.40
		95,618					



FRANKLIN PROJECT#:
 THE CITY OF FRANKLIN PROJECT
 NUMBER IS CF #6949

GOODWORKS UNLIMITED, LLC
 Development, Design and Management of Senior Living Communities
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 615.790.7041 P/F

KLOBER ENGINEERING SERVICES
 1000 GLENN DRIVE, SUITE 100, FRANKLIN, TN 37064
 (615) 790-7041
 WWW.KLOBERENGINEERING.COM



DATE	DESCRIPTION

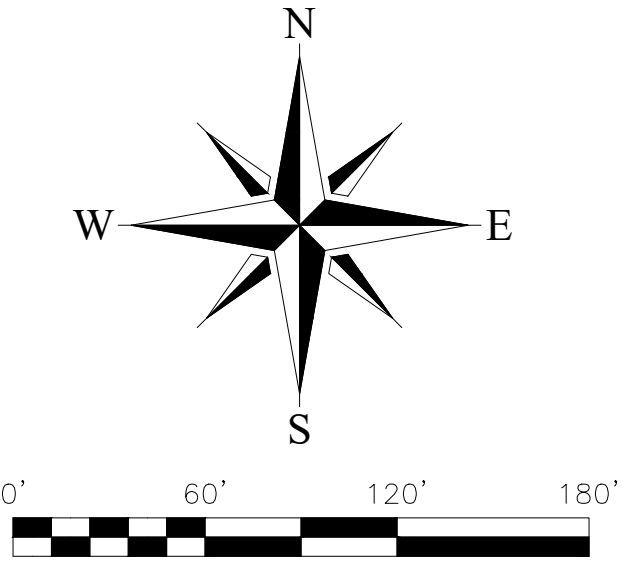
VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
 PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SCALE: 1"=100'

C2.0

CALL BEFORE YOU DIG
 811 CALL 811 NATIONWIDE
 Know what's below. Call before you dig.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS AN APPROXIMATE AND PROBABLE REQUIREMENT. THEREFORE, VERIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



SITE DATA CHART
 PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3
 PROJECT #: 6949
 SUBDIVISION: SILVER GRACE
 LOT NUMBER: 1 AND 2
 ADDRESS: 4100 MURFREESBORO ROAD
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
 SD-X / SEWARD HALL SH2
 OTHER APPLICABLE OVERLAYS: -
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 14.88
 SQUARE FOOTAGE OF SITE: 648,134.2
 MINIMUM REQUIRED SETBACK LINES:
 STREET FRONTING: 30' LOCAL / 50' ARTERIAL (VILLAS)
 STREET FRONTING: 60' (SINGLE FAMILY LOTS)
 SIDE YARD: 10'
 REAR YARD: 30'

PROPOSED ZONING
 SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
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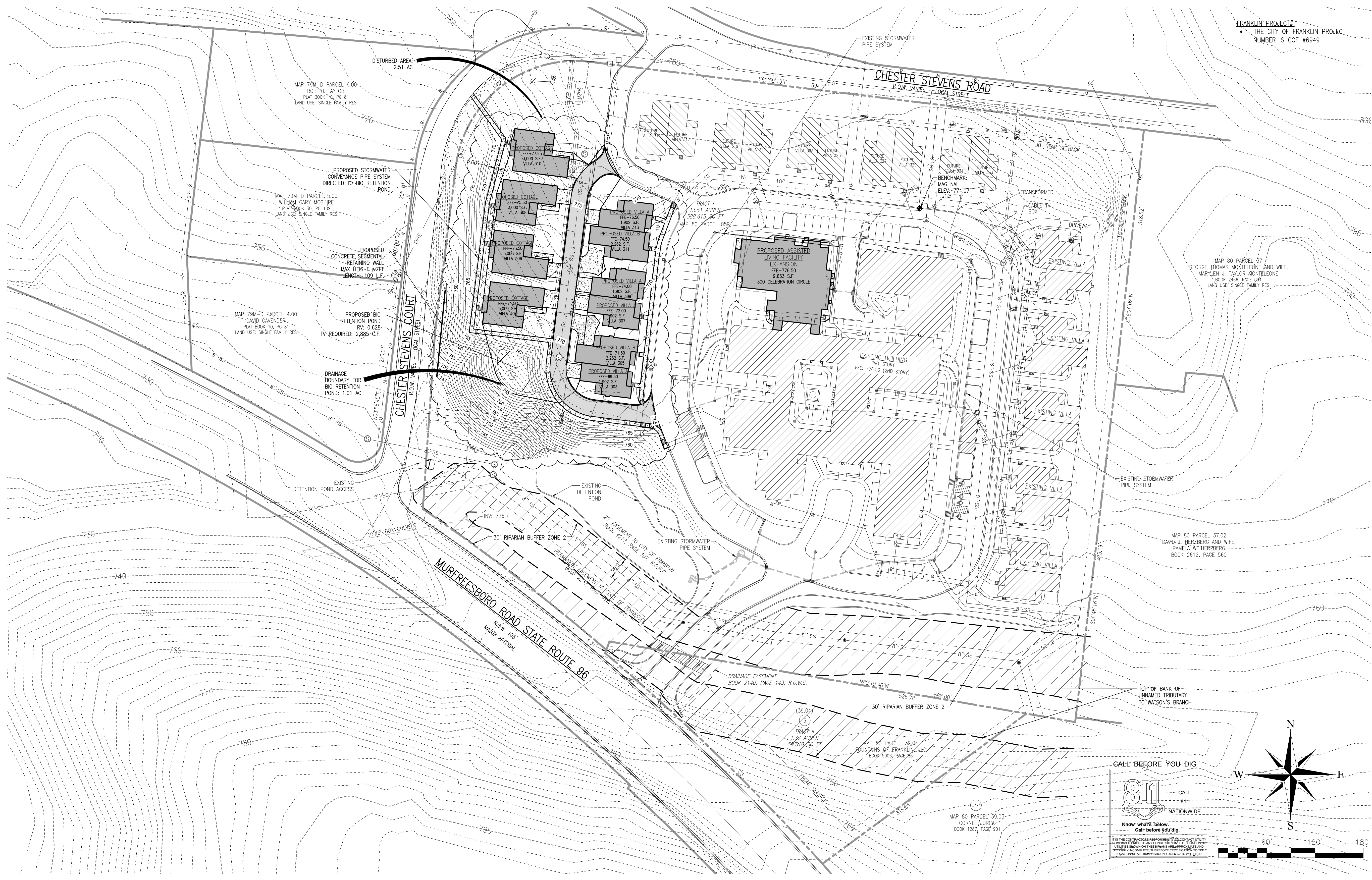
APPLICANT/DEVELOPER:
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 GARY KECKLEY
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 GARY@GOODWORKSUNLIMITED.COM

STORMWATER NARRATIVE:
 THE STORMWATER FOR THE PREVIOUS DEVELOPED PHASES OF THE SITE WILL BE CONVEYED THE SAME AS STATED ON THE EXISTING CONDITIONS STORMWATER NARRATIVE. AS FOR THIS DEVELOPMENT PLAN, DUE TO THE REVISIONS MADE TO THE PREVIOUSLY APPROVED REGULATORY PLAN, A BIO RETENTION POND WILL BE REQUIRED TO TREAT THE STORMWATER FOR QUALITY WHICH IS DISCHARGED FROM THE FOUR COTTAGES AND THE ALLEY THAT WAS NOT INCLUDED IN THE ORIGINAL PLAN. ONCE CONVEYED TO THE BIO RETENTION FACILITY THE STORMWATER WILL THEN BE DISCHARGED INTO THE OVERSIZED DETENTION FACILITY WHICH WAS SIZED FOR THE ENTIRE BUILD OUT OF THE SITE.

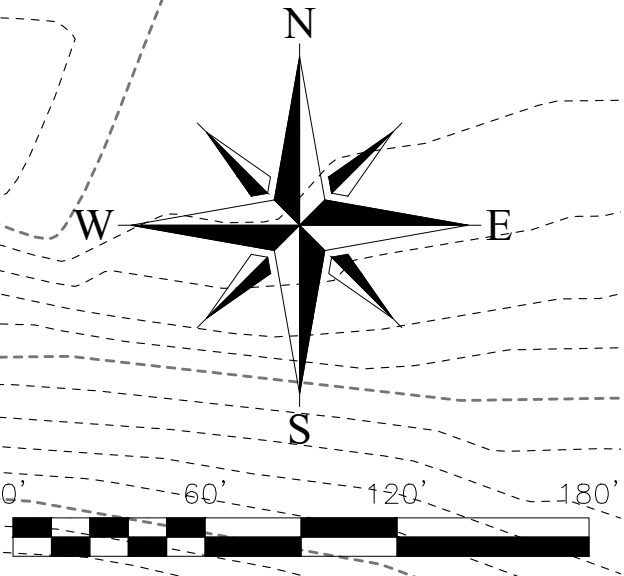
IMPACT STATEMENT:
 THE IMPACT FROM STORMWATER WILL BE MINIMAL DUE TO PROVIDING STORMWATER QUALITY TREATMENT THAT MEETS THE CITY OF FRANKLIN INFILTRATION WATER QUALITY REGULATIONS IN TITLE 23 OF THE MUNICIPAL CODE. THE STORMWATER DISCHARGE WILL ALSO ADHERE TO THE CITY OF FRANKLIN REQUIREMENT FOR THE QUANTITY DISCHARGE TO BE CONTROLLED AS DESCRIBED IN TITLE 23 OF THE MUNICIPAL CODE. THE STORMWATER FROM THIS SITE WILL BE DISCHARGED INTO AN UNNAMED TRIBUTARY THAT LEADS TO WATSON'S BRANCH. A STREAM BUFFER HAS BEEN PLACED ON THE UNNAMED TRIBUTARY AND THIS AREA IS NOT TO BE DISTURBED.

GRADING & DRAINAGE DATA CHART:
 • SITE AREA: 14.88 AC
 • IMPERVIOUS AREA: 5.64 AC
 • BUILDING AREA: 2.97 AC
 • ASPHALT & CONCRETE SURFACE: 2.67 AC
 • DISTURBED AREA: 2.51 AC

GRADING & DRAINAGE NOTES:
 1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
 3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.



CALL BEFORE YOU DIG
 811
 NATIONWIDE
 Know what's below.
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 IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE CITY OF FRANKLIN. THE CITY OF FRANKLIN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR.



FRANKLIN PROJECT#:
 THE CITY OF FRANKLIN PROJECT
 NUMBER IS COF #6949

Good Works
 UNLIMITED, LLC
 Development, Design and
 Management of Senior Living
 Communities
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 615.790.7041 P/F

KLOBER
 ENGINEERING SERVICES
 1000 W. MAIN STREET, SUITE 200
 FRANKLIN, TN 37064
 PHONE: 615.790.0000
 FAX: 615.790.0000
 WWW.KLOBERENGINEERING.COM



DATE	DESCRIPTION

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VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
 PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
 OVERALL GRADING
 & DRAINAGE PLAN

SCALE: 1"=100'

C3.0

SITE DATA CHART
 PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3
 PROJECT #: 6949
 SUBDIVISION: SILVER GRACE
 LOT NUMBERS: 1 AND 2
 ADDRESS: 4100 MURFREESBORO ROAD
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
 SD-X / SEWARD HALL SH2
 OTHER APPLICABLE OVERLAYS: -
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 14.88
 SQUARE FOOTAGE OF SITE: 648,134.2
 MINIMUM REQUIRED SETBACK LINES:
 STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
 STREET FRONTING: 60' (SINGLE FAMILY LOTS)
 SIDE YARD: 10'
 REAR YARD: 30'

PROPOSED ZONING
 SD-X (2.02/95,618)

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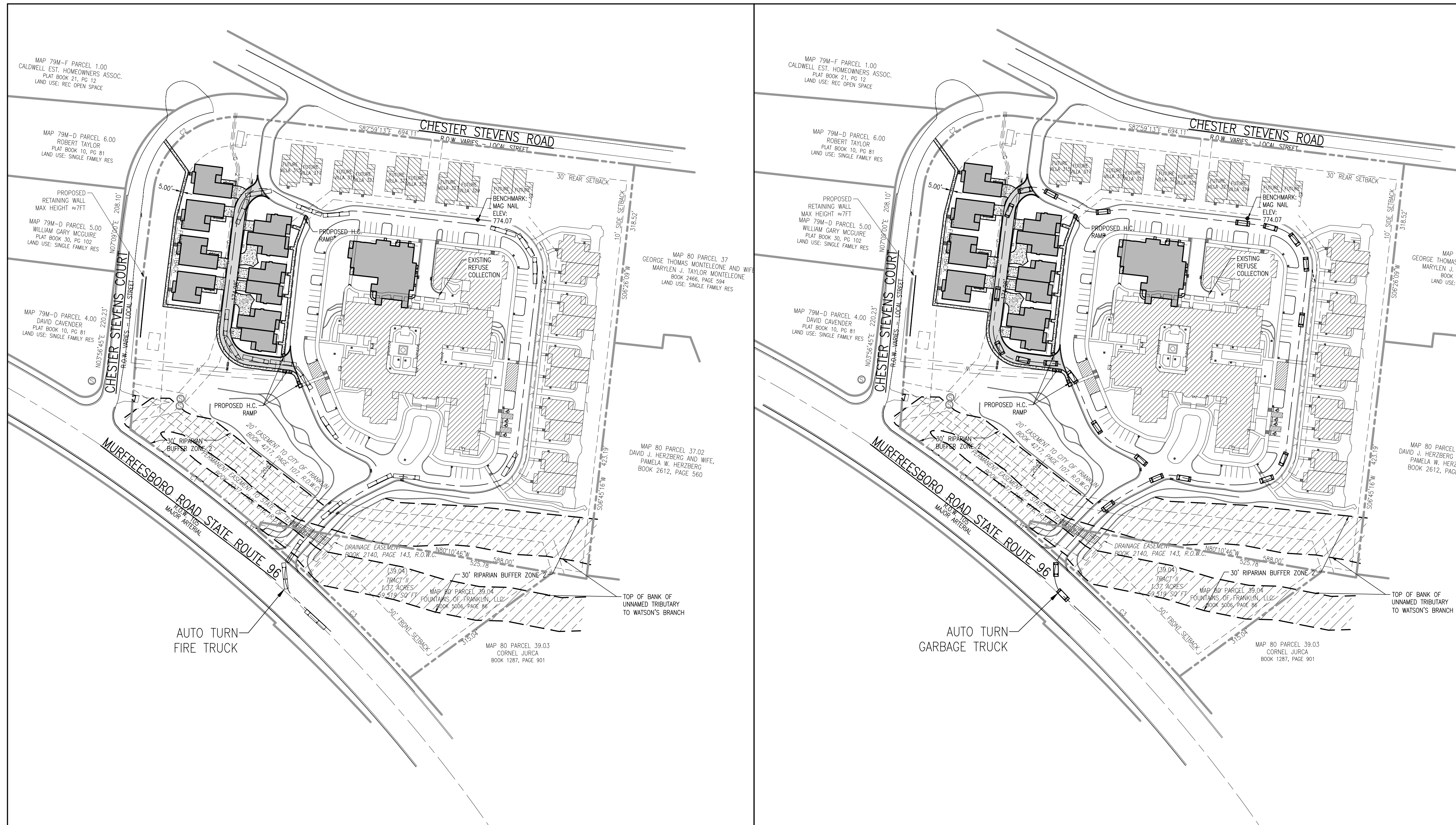
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 GARY KECKLEY
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 GARY@GOODWORKSUNLIMITED.COM

ROADWAY NETWORK NARRATIVE:
 • THE ROADWAY AND/OR ALLEYWAYS WITHIN THIS DEVELOPMENT ARE PRIVATELY OWNED.
 • TRIP GENERATION: A TOTAL OF 168 DAILY TRIPS ARE ESTIMATED FOR THE ENTIRE BUILD OUT OF THIS DEVELOPMENT.

IMPACT STATEMENT:
 • ACCORDING TO THE MAJOR THOROUGHFARE PLAN, MURFREESBORO ROAD IS SET TO BE WIDENED AND IMPROVED WITH A TOTAL OF 168 DAILY TRIPS ESTIMATED FOR THIS SITE IT IS NOT ANTICIPATED TO CAUSE ANY NEGATIVE EFFECTS ON THE MAJOR THOROUGHFARE PLAN.

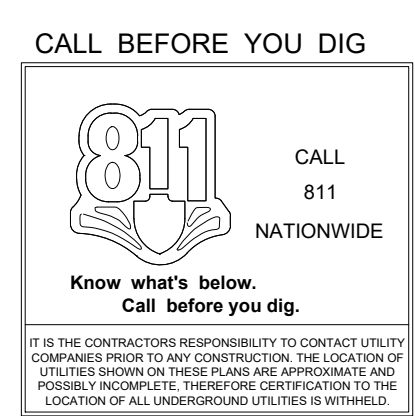
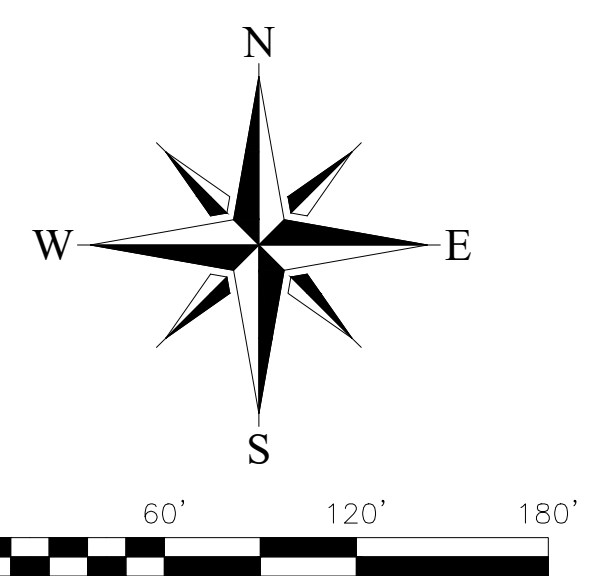
ROW & ACCESS DATA CHART:
 • DAILY TRIP GENERATION: 168 VPD
 • TRAFFIC IMPACT STUDY REQUIRED: NO
 • CIRCULATION PLAN REQUIRED: NO

ROW & ACCESS NOTES:
 1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



AUTO TURN - FIRE
 WHEEL WIDTH: 6.0 FT
 WHEEL BASE LENGTH: 20.83 FT
 VEHICLE WIDTH: 7.0 FT
 FRONT OVERHANG: 8.1 FT
 REAR OVERHANG: 17.6 FT

AUTO TURN - GARBAGE
 WHEEL WIDTH: 6.0 FT
 WHEEL BASE LENGTH: 17.5 FT
 VEHICLE WIDTH: 8.4 FT
 FRONT OVERHANG: 3 FT
 REAR OVERHANG: 4 FT



FRANKLIN PROJECT#:
 • THE CITY OF FRANKLIN PROJECT
 NUMBER IS CF #6949

GOODWORKS
 UNLIMITED, LLC
 Development, Design and
 Management of Senior Living
 Communities
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 615.790.7041 P/F

KLOBER
 ENGINEERING SERVICES
 2008 W. WATSON'S BRANCH ROAD, SUITE 200
 FRANKLIN, TN 37064
 PHONE: 615.500.0000 FAX: 615.500.0001
 WWW.KLOBERENGINEERING.COM



DATE	DESCRIPTION

DATE	DESCRIPTION

VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
 PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
 OVERALL ROW &
 ACCESS PLAN

SCALE: 1"=100'

C4.0

SITE DATA CHART
 PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3
 PROJECT #: 6949
 SUBDIVISION: SILVER GRADE
 LOT NUMBER: 1 AND 2
 ADDRESS: 4100 MURFREESBORO ROAD
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
 SD-X / SEWARD HALL SH2
 OTHER APPLICABLE OVERLAYS: -
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 14.88
 SQUARE FOOTAGE OF SITE: 648,134.2
 MINIMUM REQUIRED SETBACK LINES:
 STREET FRONTING: 30' LOCAL / 50' ARTERIAL (VILLAS)
 STREET FRONTING: 60' (SINGLE FAMILY LOTS)
 SIDE YARD: 10'
 REAR YARD: 30'

PROPOSED ZONING
 SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
 FOUNTAINS OF FRANKLIN, L.L.C.
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 MAP 79, PARCEL 59
 BOOK 5006, PAGE 86
 CONTAINING 13.51 ACRES (588,615.2 S.F.) &
 CONTAINING 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
 GOODWORKS UNLIMITED, LLC
 GARY KECKLEY
 2202 JEFFERSON COURT
 FRANKLIN, TN 37064
 (615)790-7041
 GARY@GOODWORKSUNLIMITED.COM

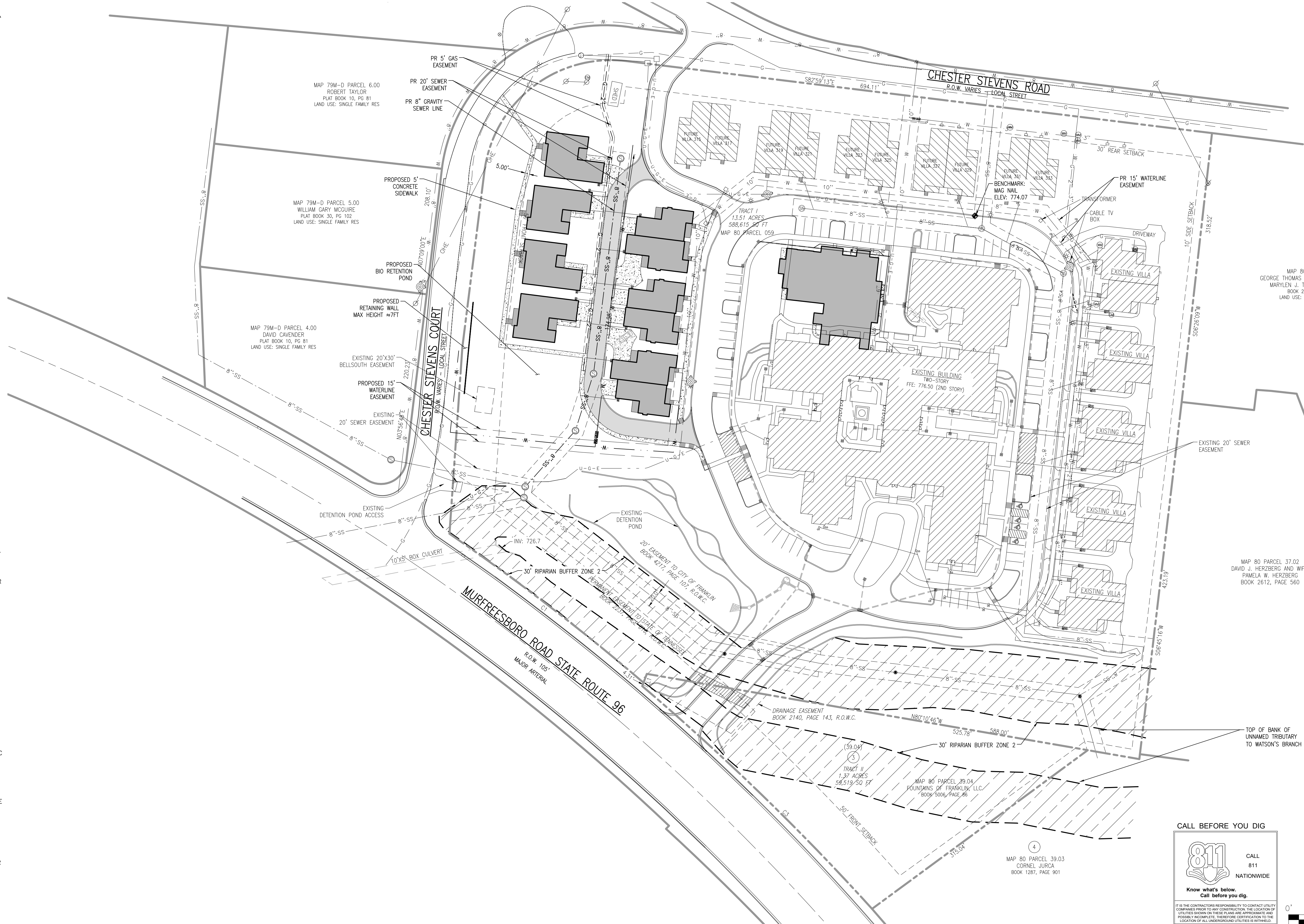
UTILITY NARRATIVE:
 PROPOSED UTILITIES WILL BE INSTALLED IN THE PHASE 3 SECTION INCLUDING A RELOCATION OF A WATERLINE AND A GRAVITY SEWER EXTENSION TO PROVIDE WATER AND SEWER TO THE PROPOSED VILLAGES AND COTTAGES. THE INSTALLATION OF THESE UTILITIES WILL NOT BE SUBJECT TO PHASING. THE EXISTING UTILITIES WERE CONSTRUCTED UNDER PHASES 1&2.

IMPACT STATEMENT:
 WATER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.
 SEWER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.

UTILITY DATA CHART:
 SEWER (CITY OF FRANKLIN)
 FACILITY TYPE: 8" GRAVITY LINE
 WATER (MILCROFTON UTILITIES)
 FACILITY TYPE: 10" WATER LINE

UTILITY NOTES (CITY OF FRANKLIN):
 1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY HEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D. A COPY OF ALL APPROVED CUT SHEETS.
 4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

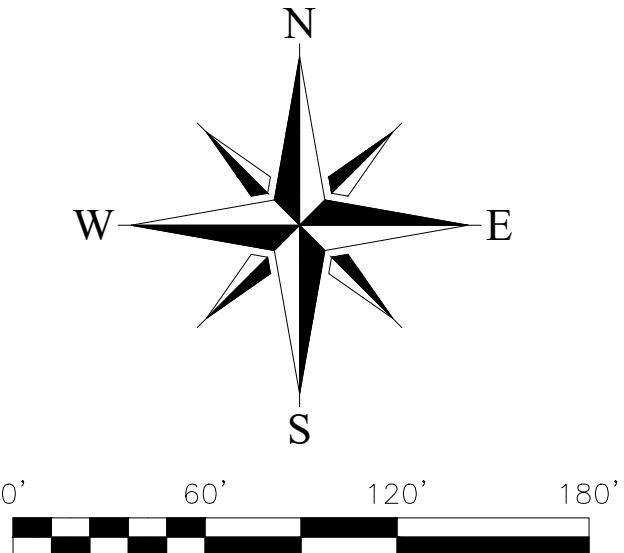
UTILITY PROVIDERS:
 SEWER (CITY OF FRANKLIN)
 PHONE: (615) 794-4554
 WATER (MILCROFTON UTILITIES)
 PHONE: (615) 794-5947
 ELECTRIC (MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION)
 PHONE: (877) 777-9020



FRANKLIN PROJECT#:
 THE CITY OF FRANKLIN PROJECT
 NUMBER IS CF #6949

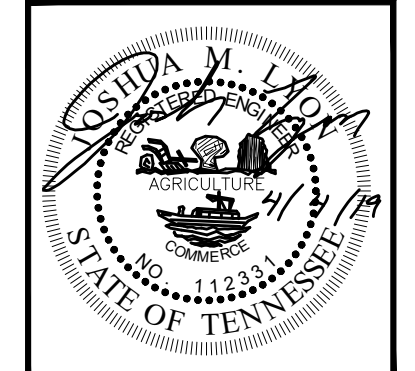
CALL BEFORE YOU DIG

 CALL 811 NATIONWIDE
 Know what's below. Call before you dig.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING IS AN APPROXIMATE AND NOT A GUARANTEE. THEREFORE, OBTAINING THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



Good Works
 UNLIMITED, LLC
 Development, Design and Management of Senior Living Communities
 2202 JEFFERSON COURT
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KLOBER
 ENGINEERING SERVICES
 1000 W. GUYTON AVENUE, SUITE 100
 FRANKLIN, TN 37064
 PHONE: (615) 500-0000 FAX: (615) 500-0000
 WWW.KLOBERENGINEERING.COM



DATE	DESCRIPTION

DATE	DESCRIPTION

VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
 PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

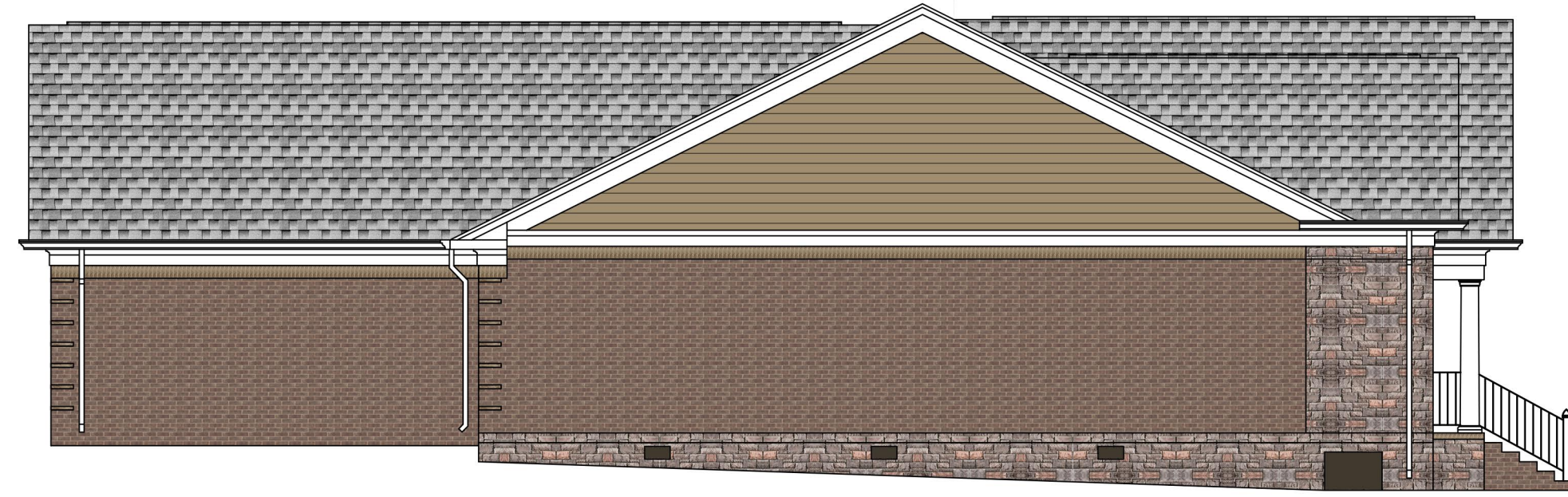
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 OVERALL UTILITY PLAN

SCALE: 1"=100'

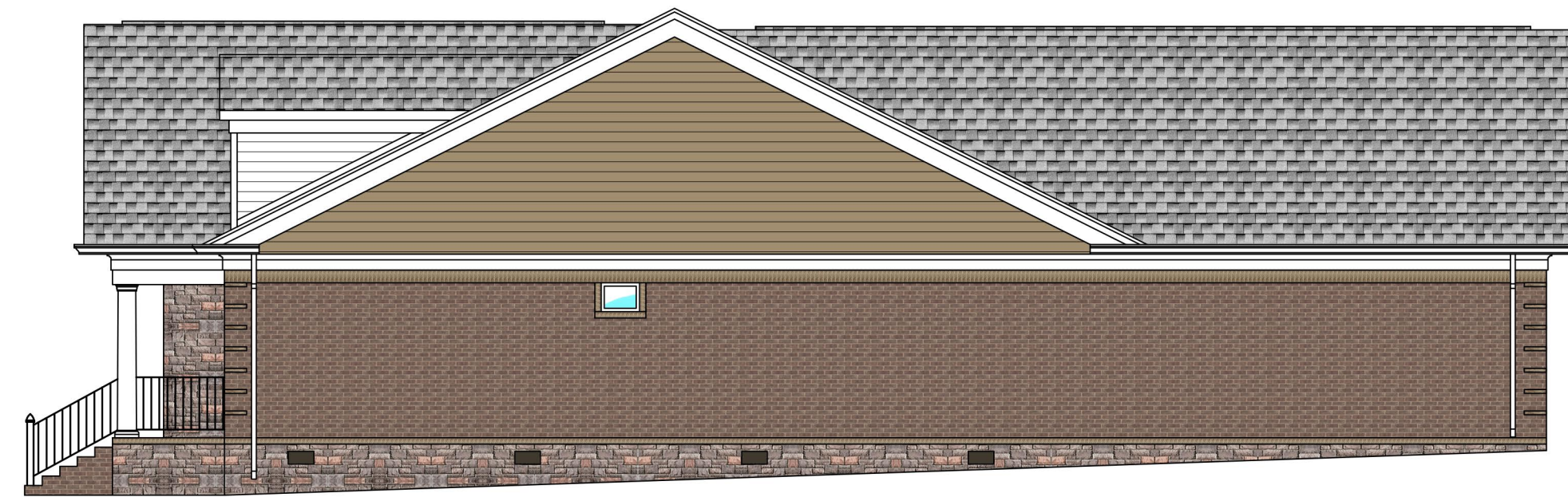
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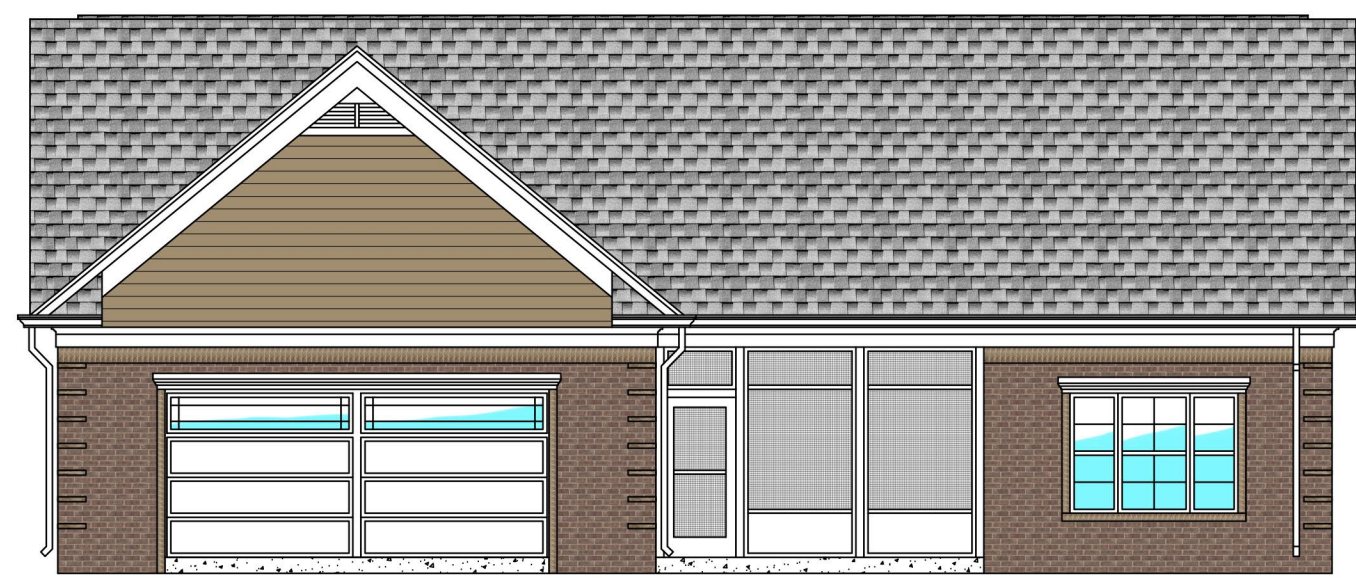
1 COTTAGE 310 ELEVATION



2 COTTAGE 310 ELEVATION

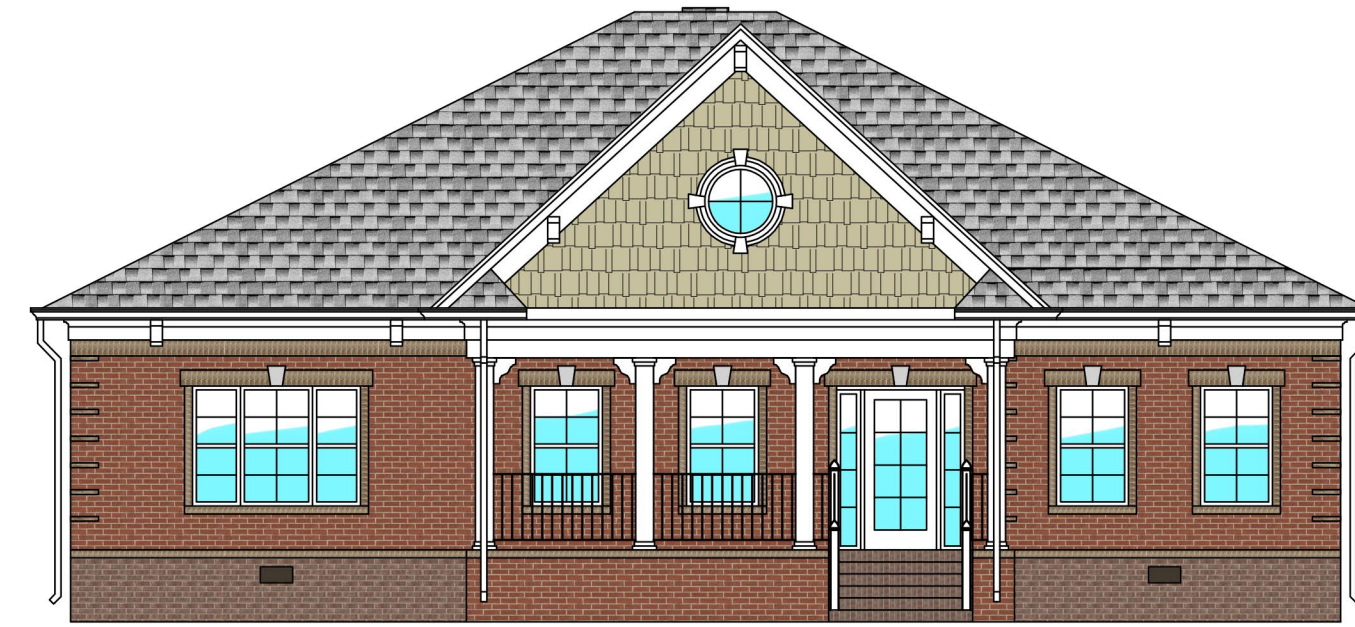


3 COTTAGE 310 ELEVATION

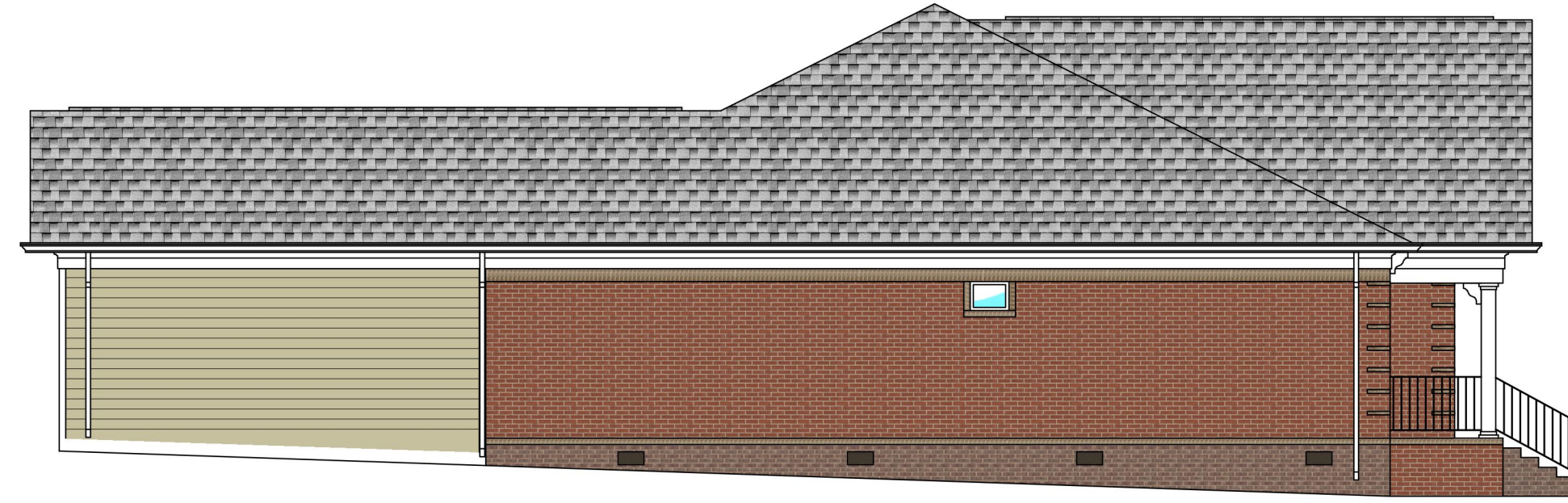


4 COTTAGE 310 ELEVATION

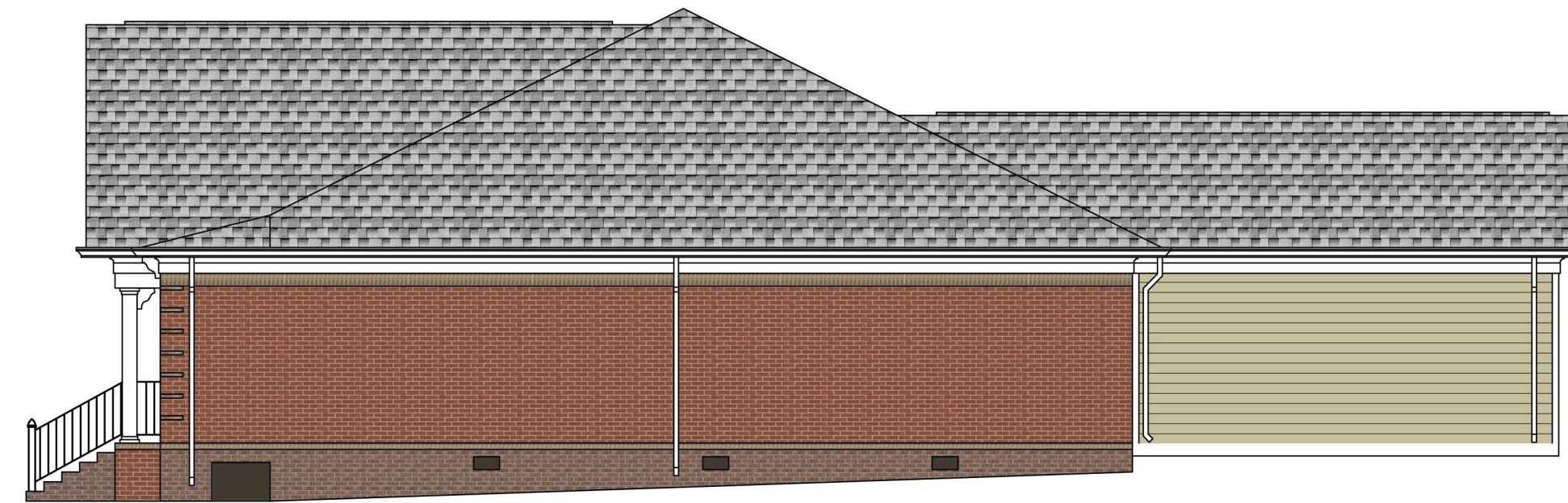
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COTTAGE 308



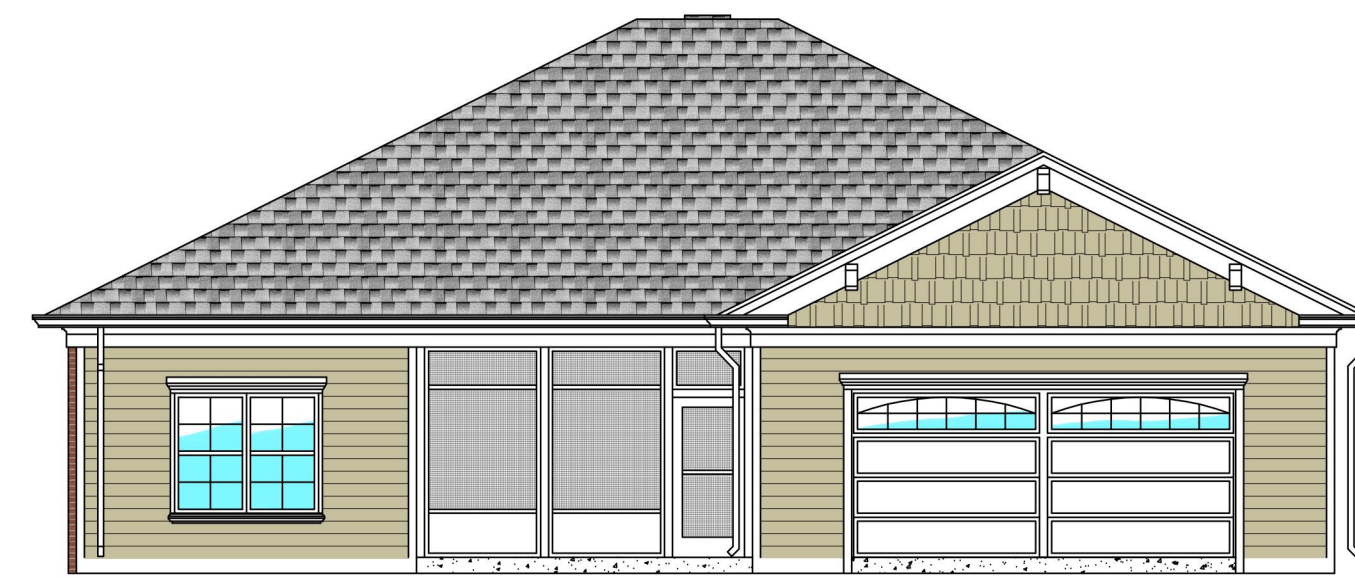
5 COTTAGE 308 ELEVATION



6 COTTAGE 308 ELEVATION

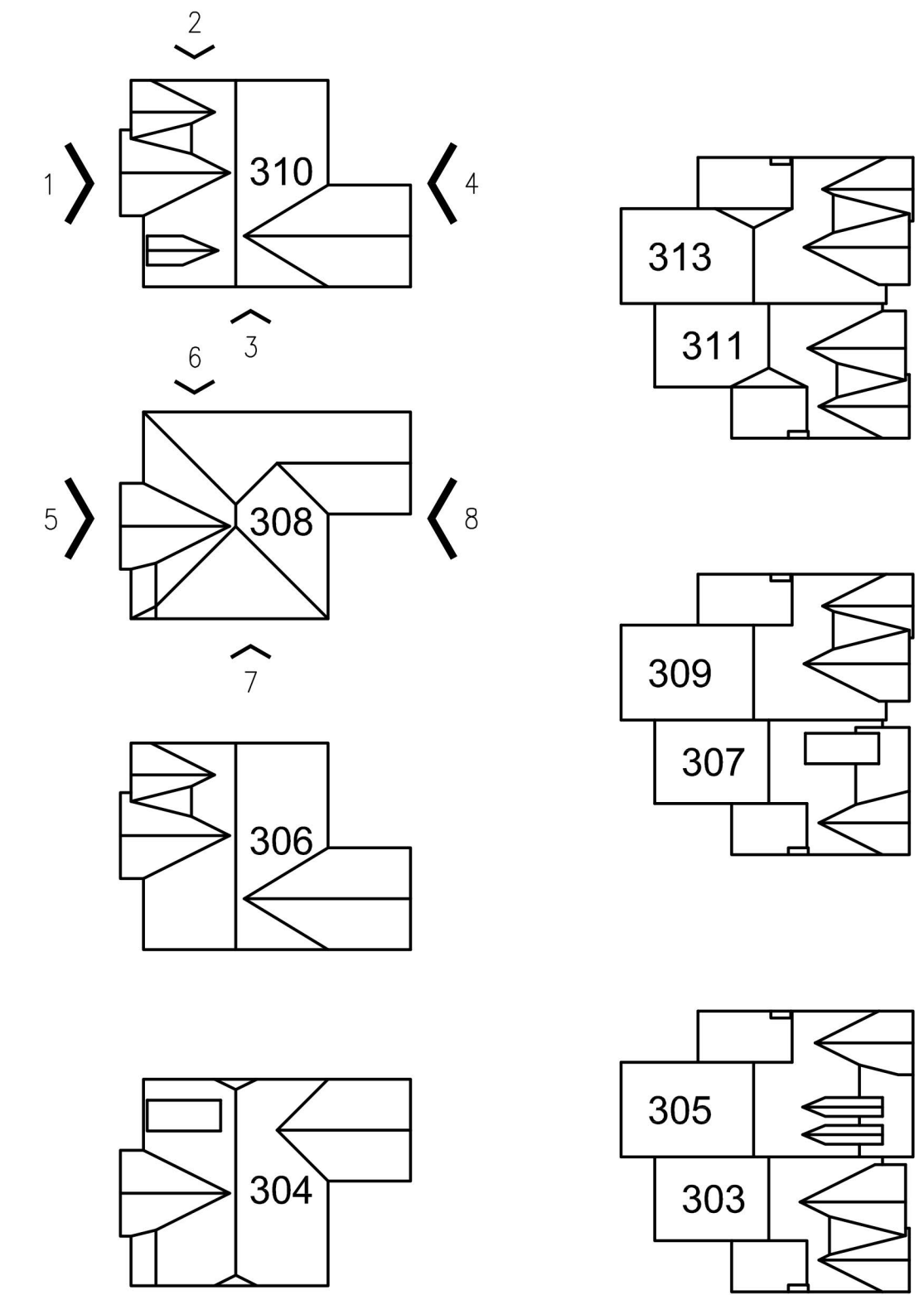


7 COTTAGE 308 ELEVATION



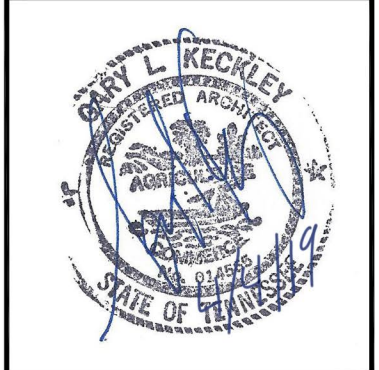
8 COTTAGE 308 ELEVATION

PLAN LEGEND



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DATE	DESCRIPTION

VILLAS
Silver Grace
VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 310
AND 308 EXTERIOR

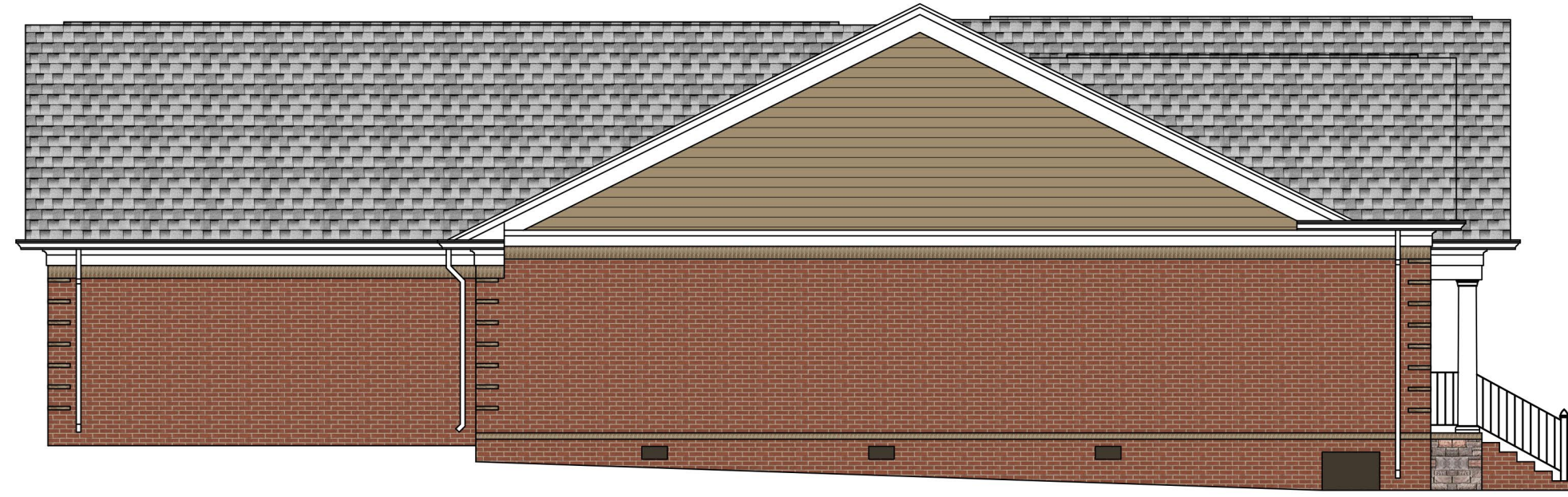
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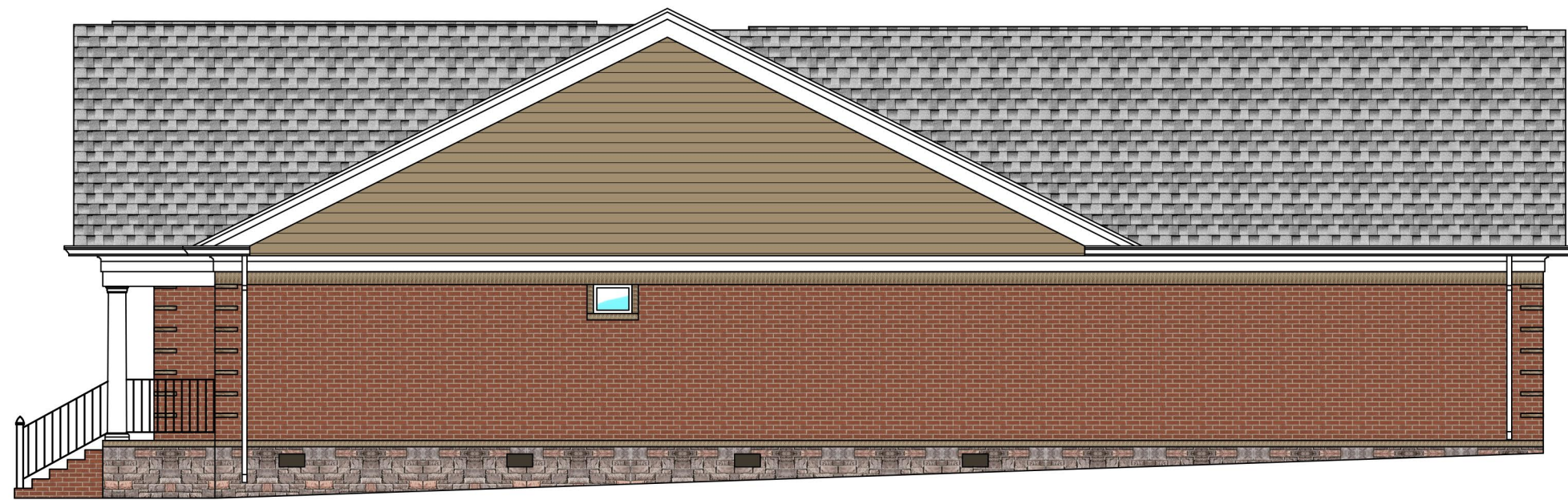
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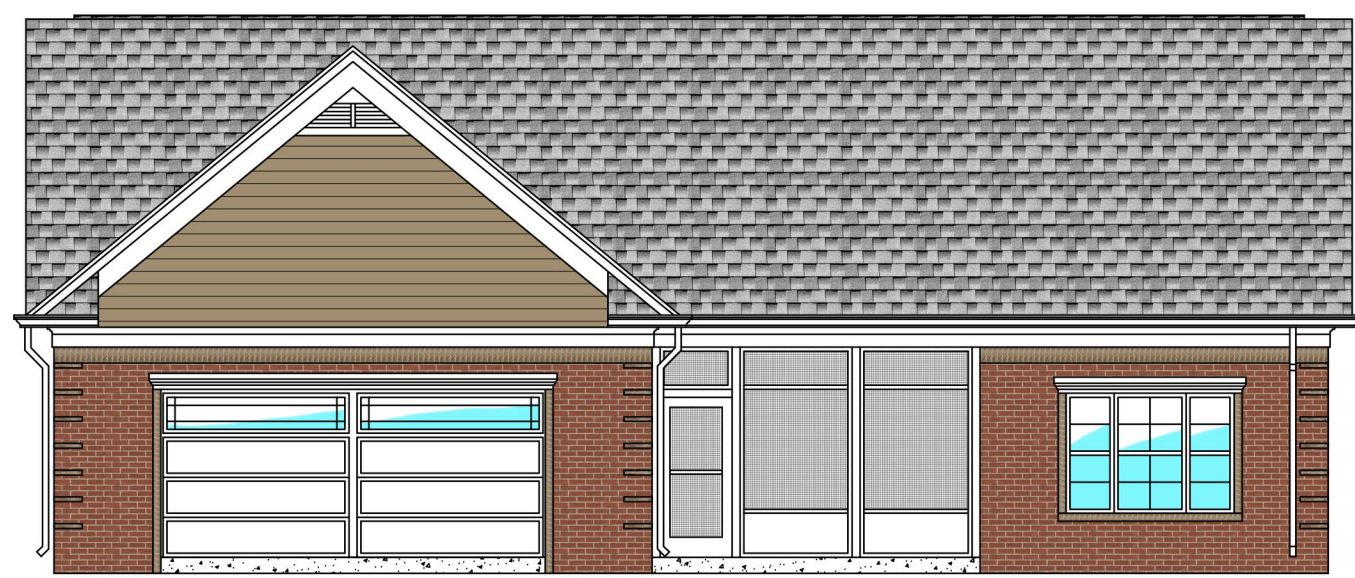
1 COTTAGE 306 ELEVATION



2 COTTAGE 306 ELEVATION



3 COTTAGE 306 ELEVATION

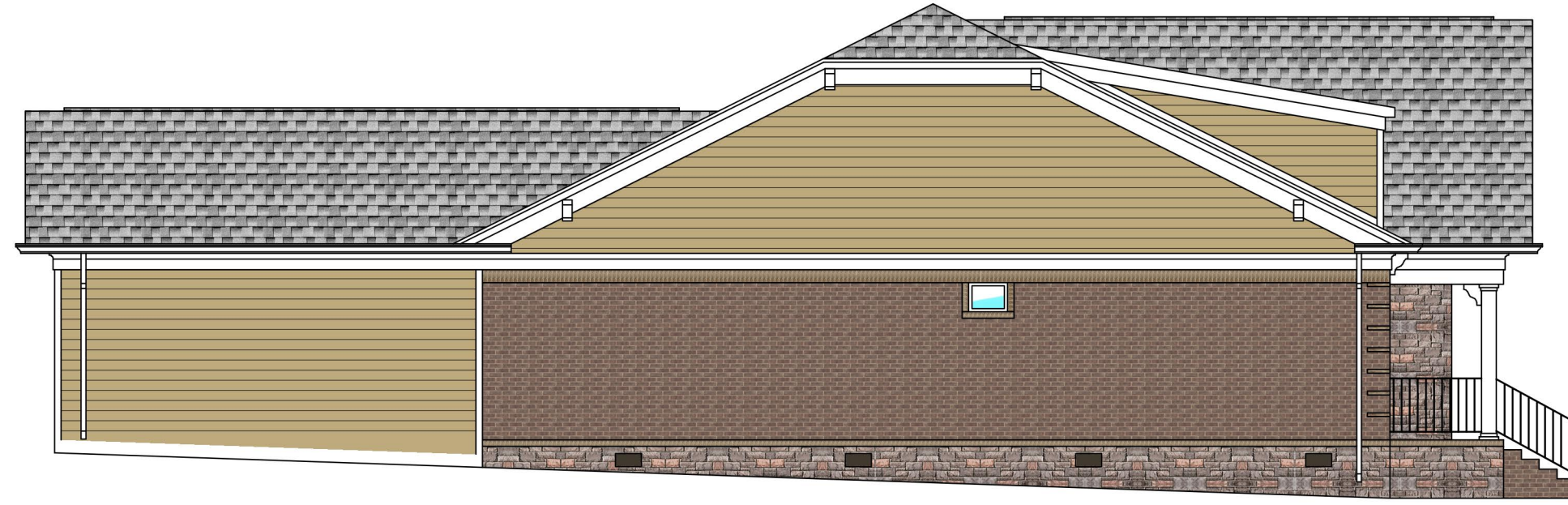


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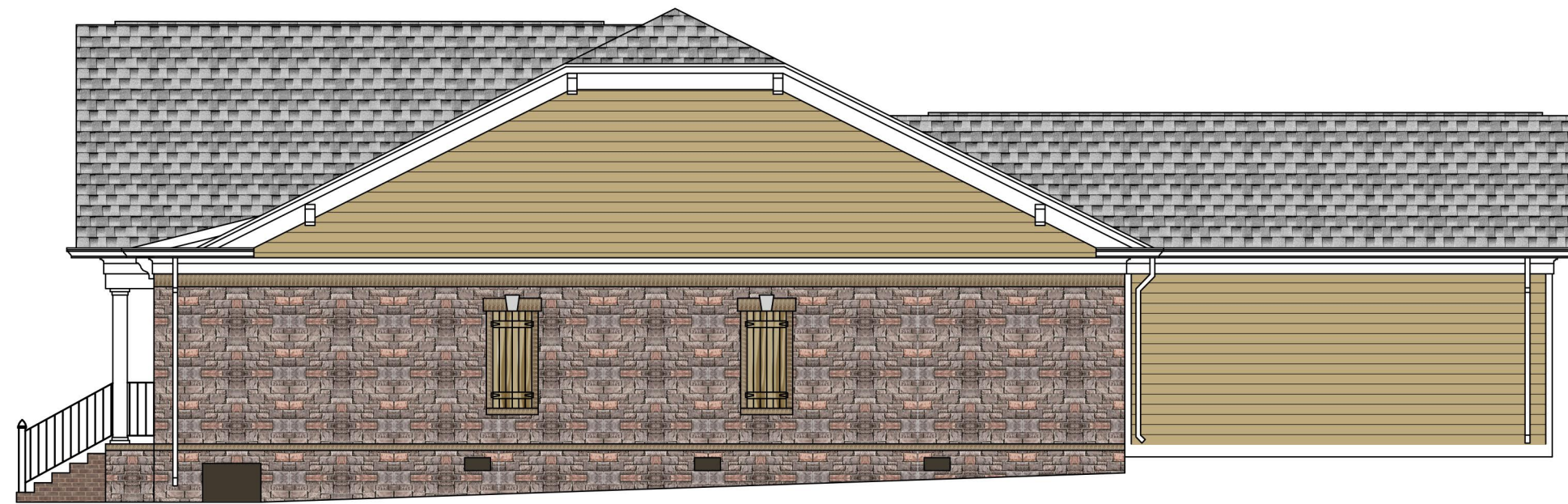
COTTAGE 306
COTTAGE 304



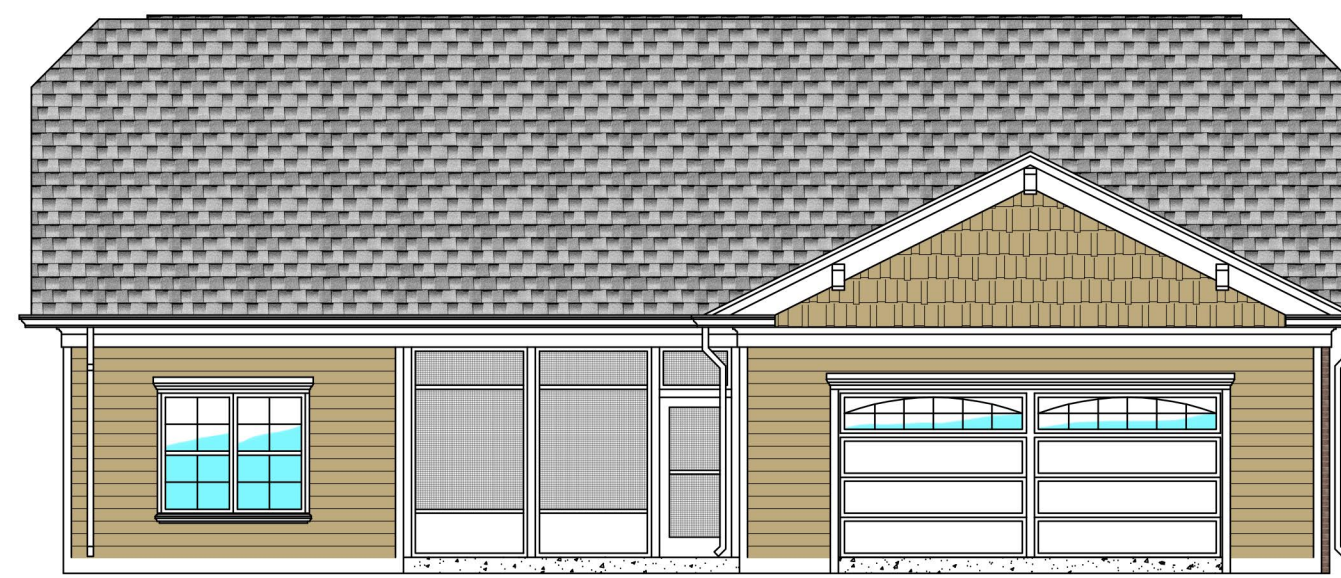
5 COTTAGE 304 ELEVATION



6 COTTAGE 304 ELEVATION

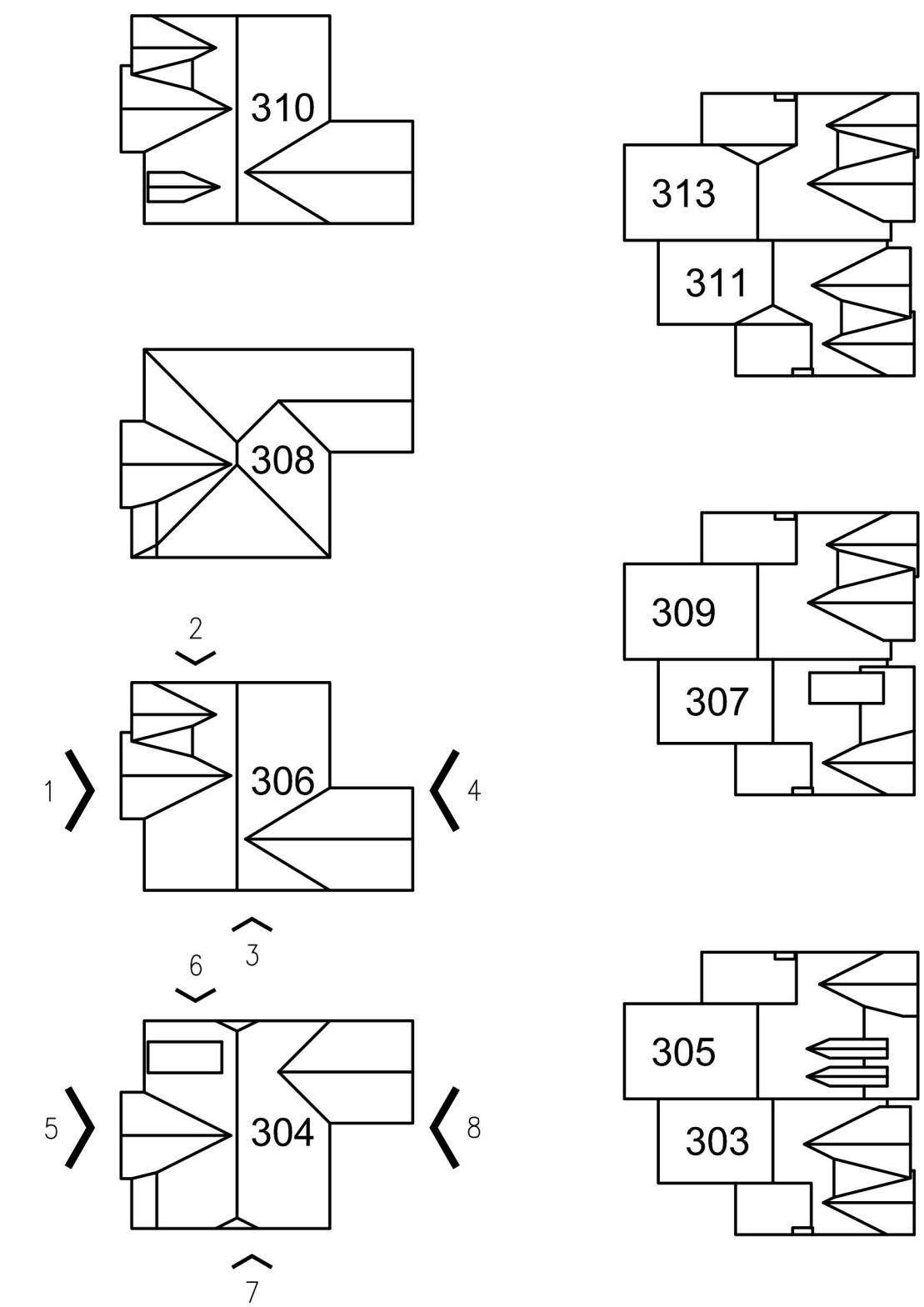


7 COTTAGE 304 ELEVATION



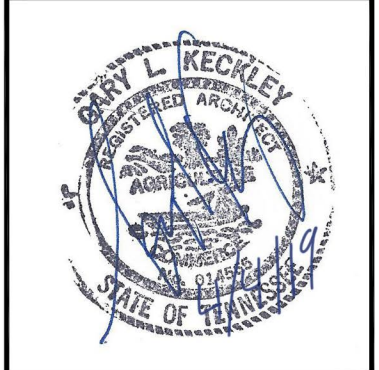
8 COTTAGE 304 ELEVATION

PLAN LEGEND



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DATE	DESCRIPTION

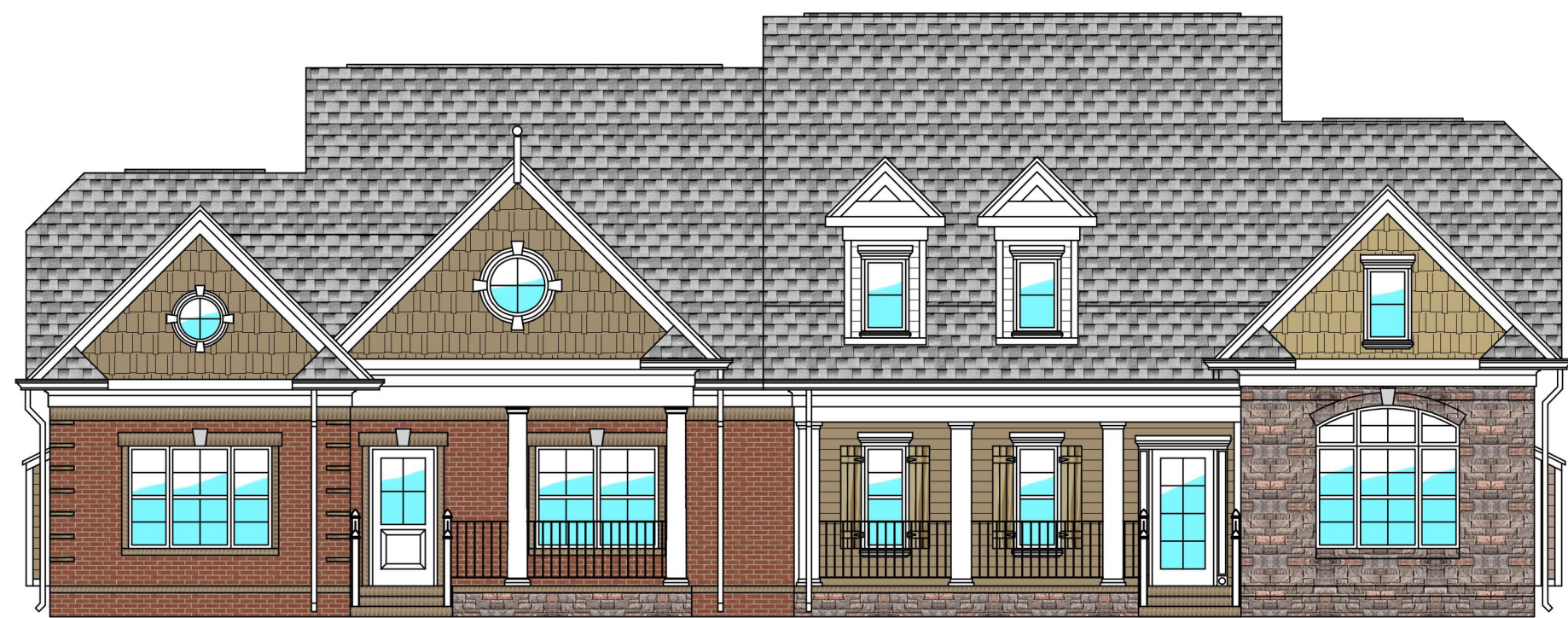
VILLAS
Silver Grace
VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 304
AND 306 EXTERIOR

SCALE: 1/8"=1'-0"

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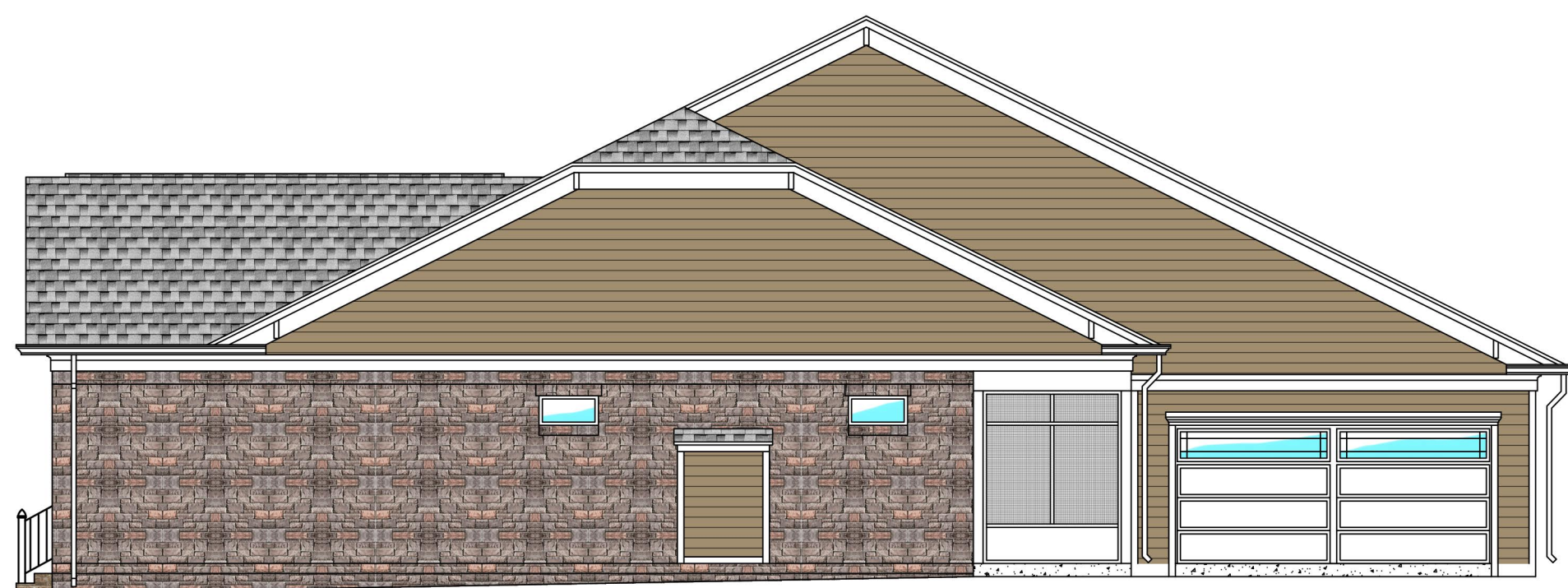
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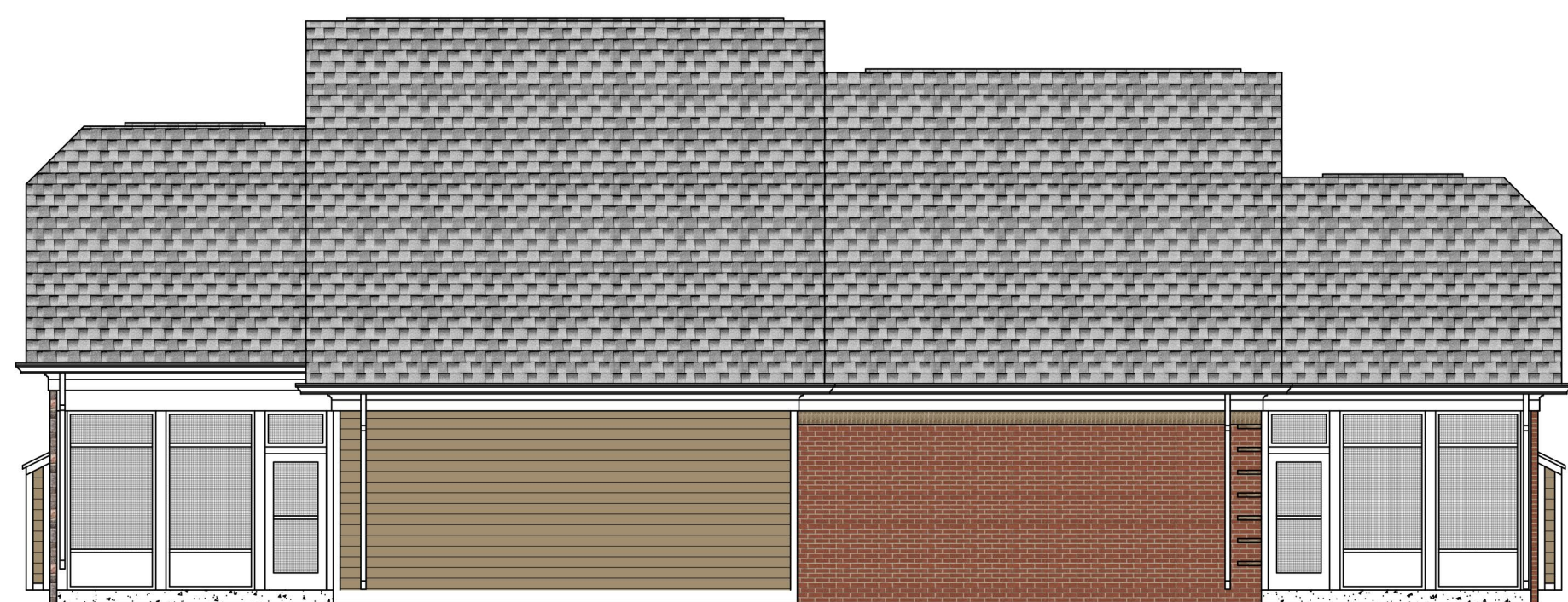
1 DUPLEX 303/305 ELEVATION



2 DUPLEX 303 ELEVATION



3 DUPLEX 305 ELEVATION

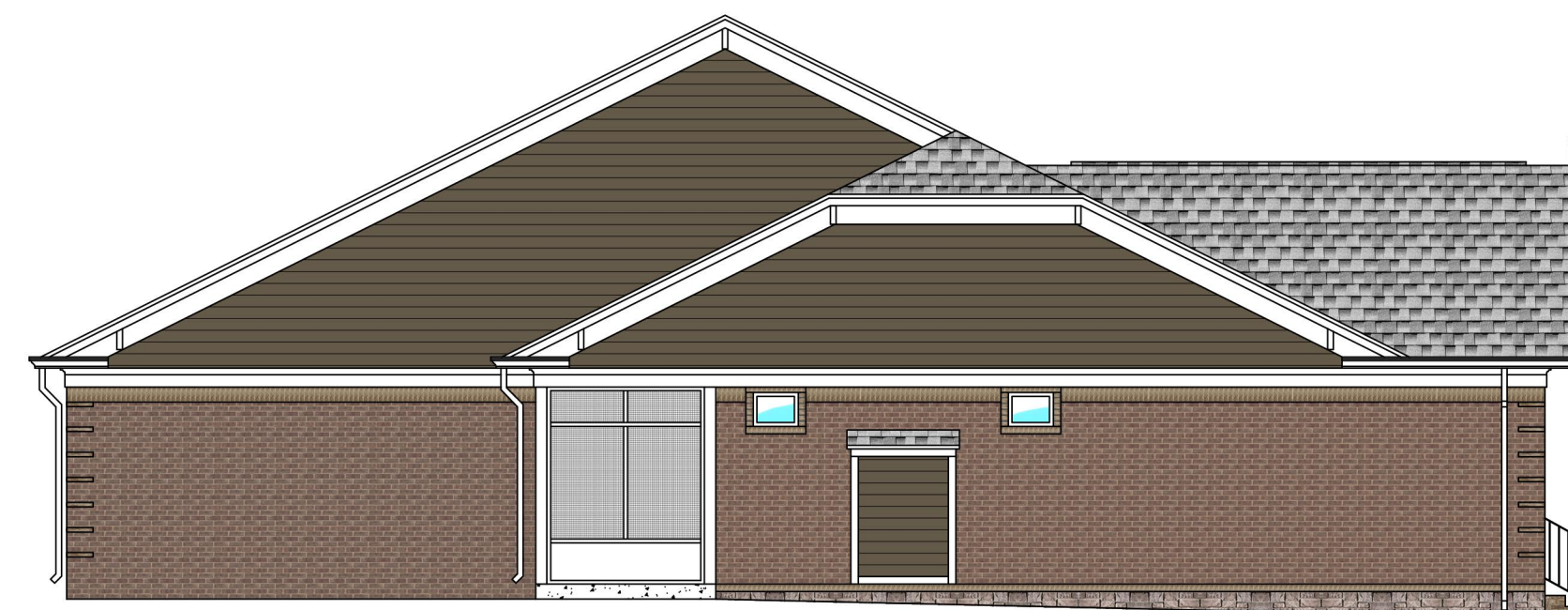


4 DUPLEX 305/303 ELEVATION

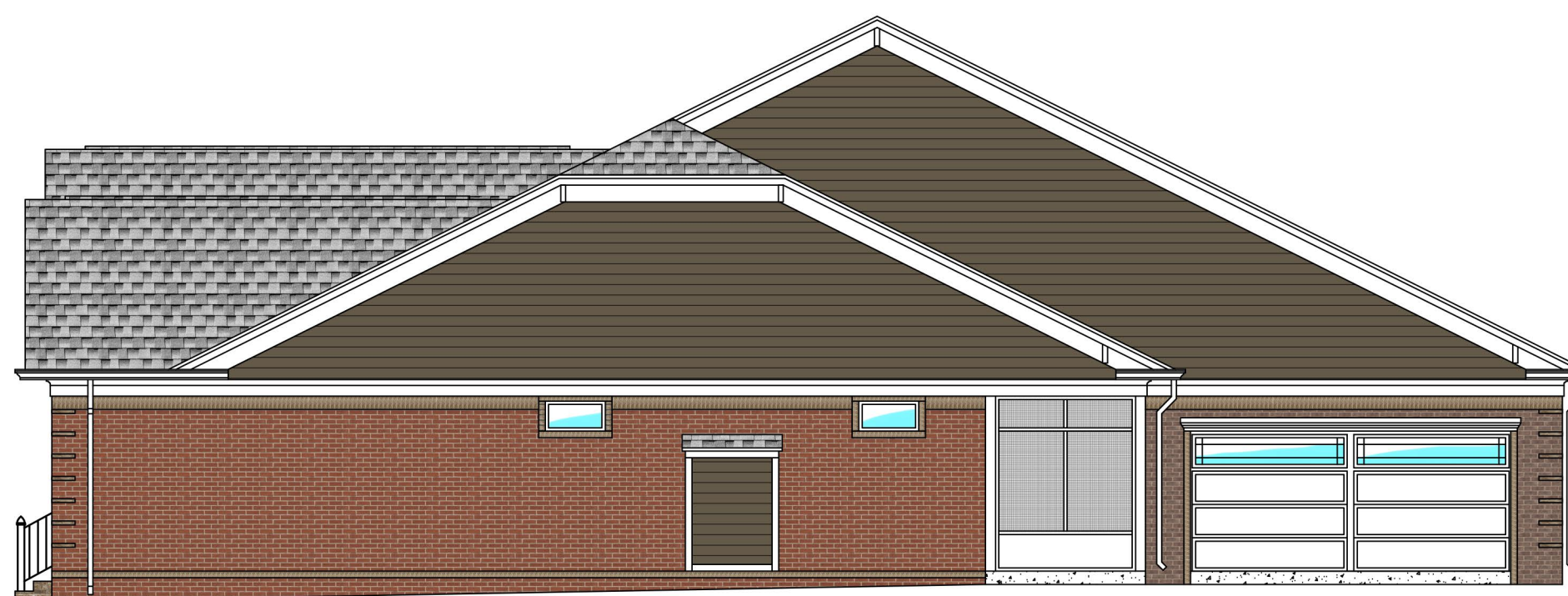
DUPLEX 303/305
DUPLEX 307/309



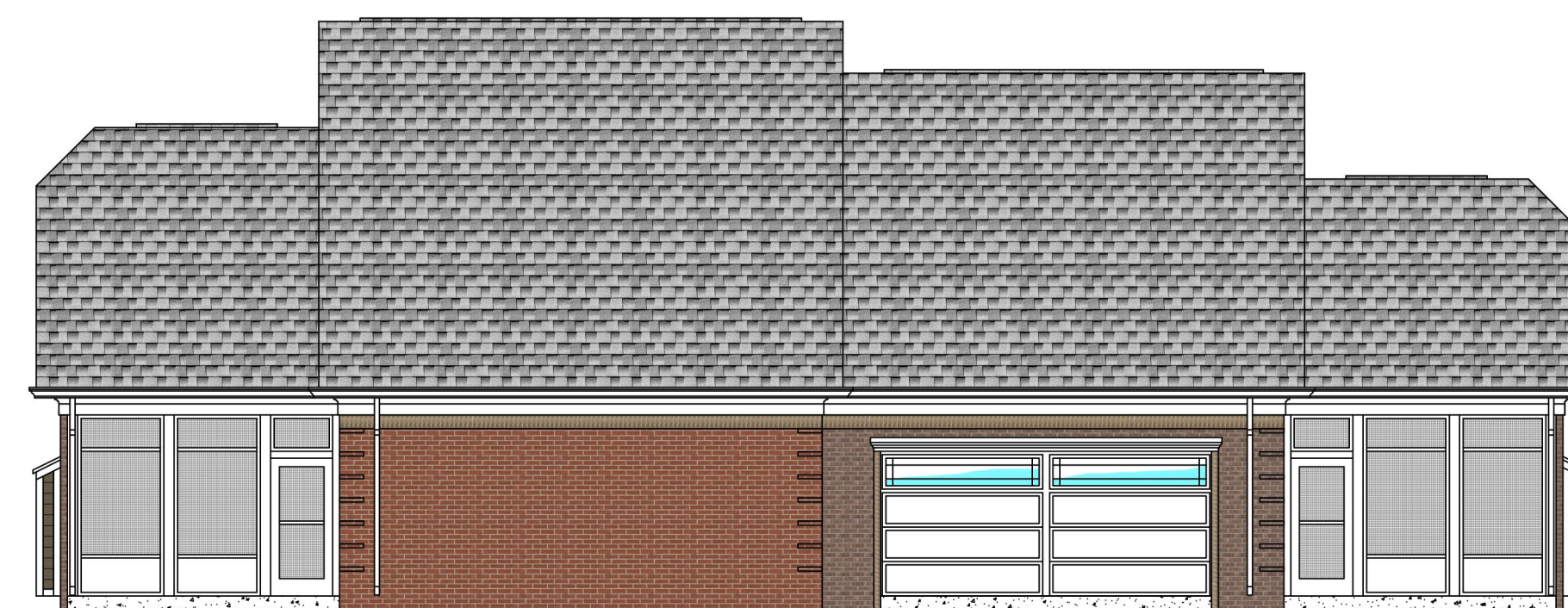
5 DUPLEX 307/309 ELEVATION



6 DUPLEX 307 ELEVATION

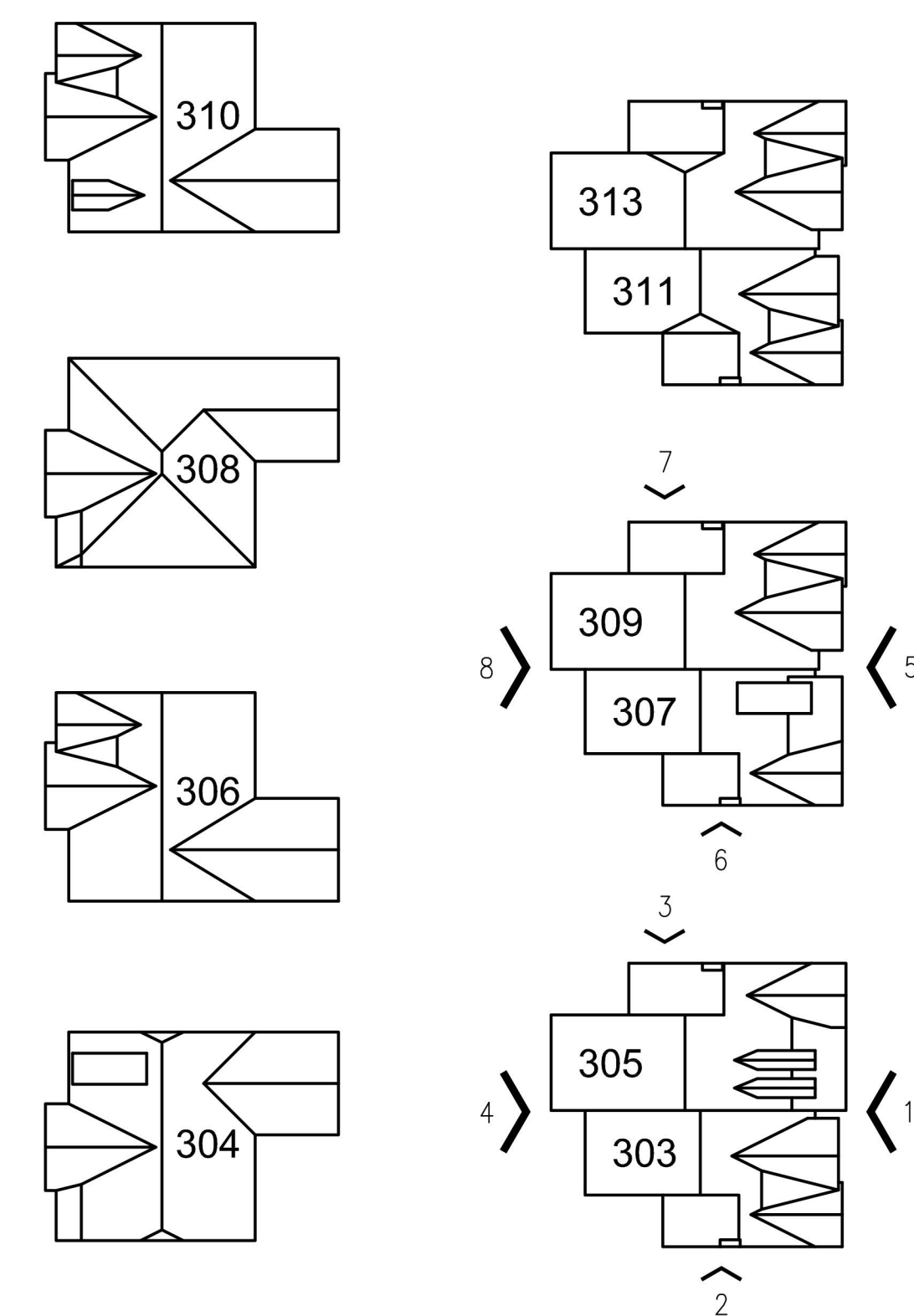


7 DUPLEX 309 ELEVATION



8 DUPLEX 309/307 ELEVATION

PLAN LEGEND



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DATE	DESCRIPTION

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VILLAS
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
DUPLEX 303/305 AND
307/309 EXTERIOR

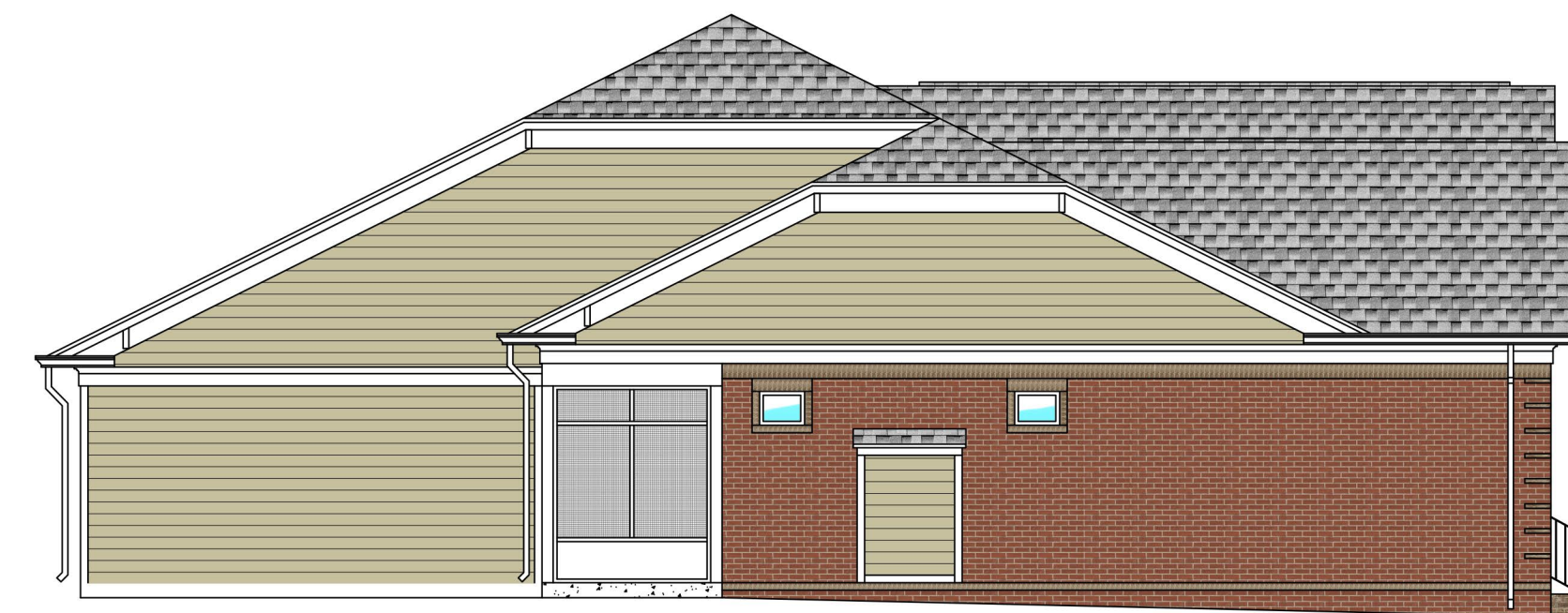
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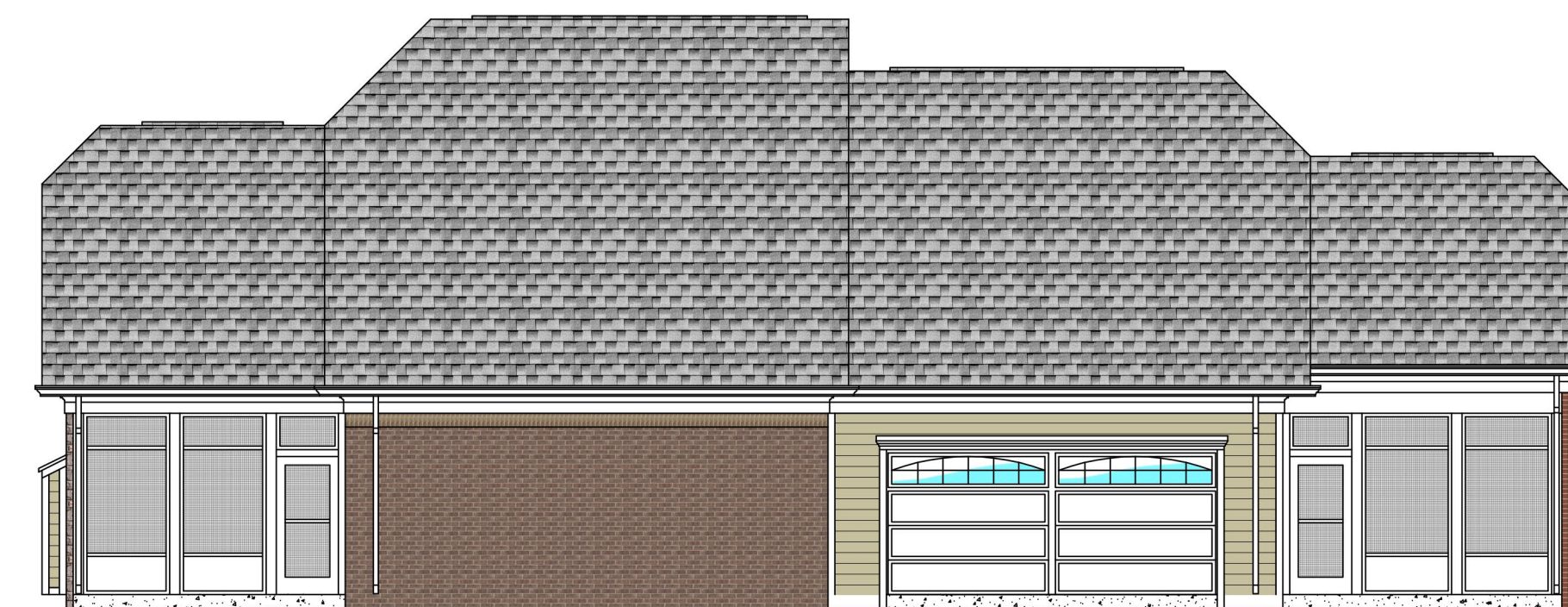
1 DUPLEX 311/313 ELEVATION



2 DUPLEX 311 ELEVATION

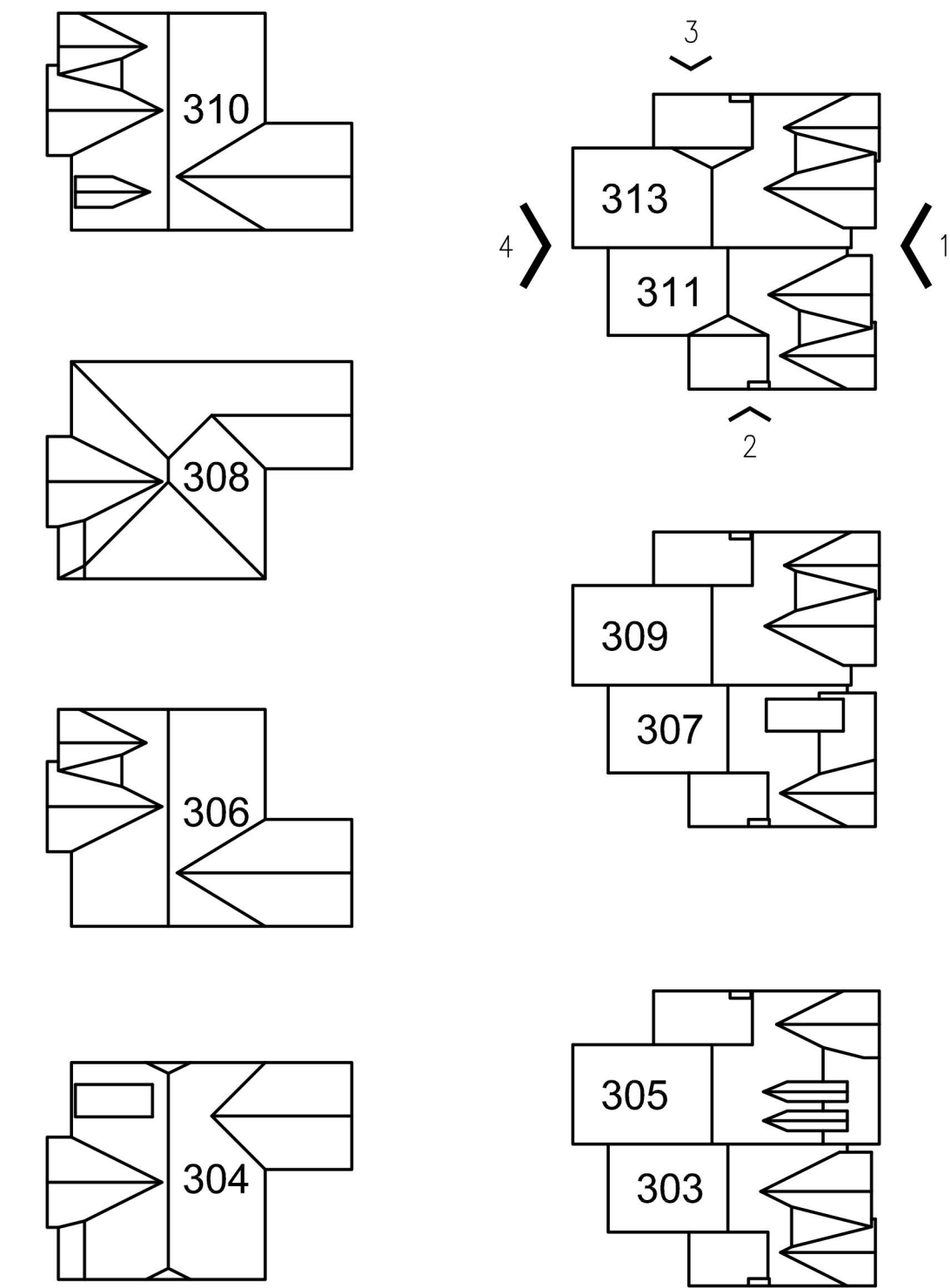


3 DUPLEX 313 ELEVATION



4 DUPLEX 313/311 ELEVATION

PLAN LEGEND



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2202 JEFFERSON COURT
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DATE	DESCRIPTION

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VILLAS
Silver Grace
VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

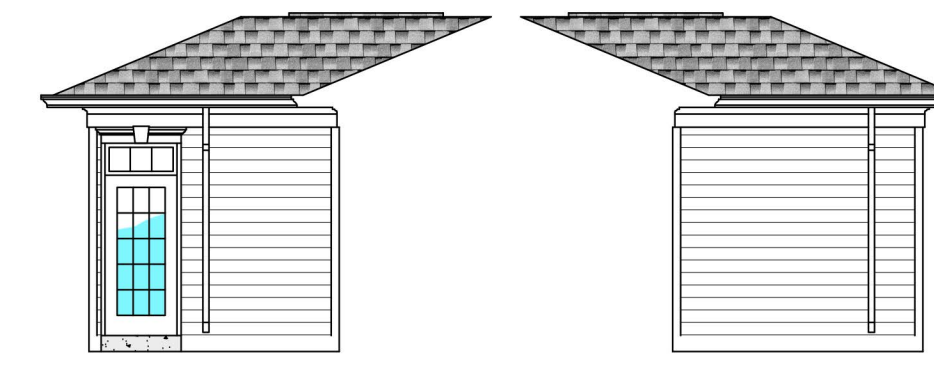
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EXTERIOR

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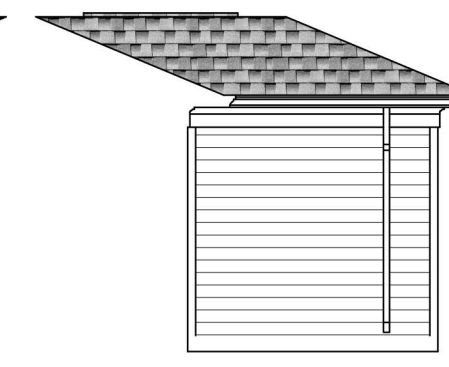
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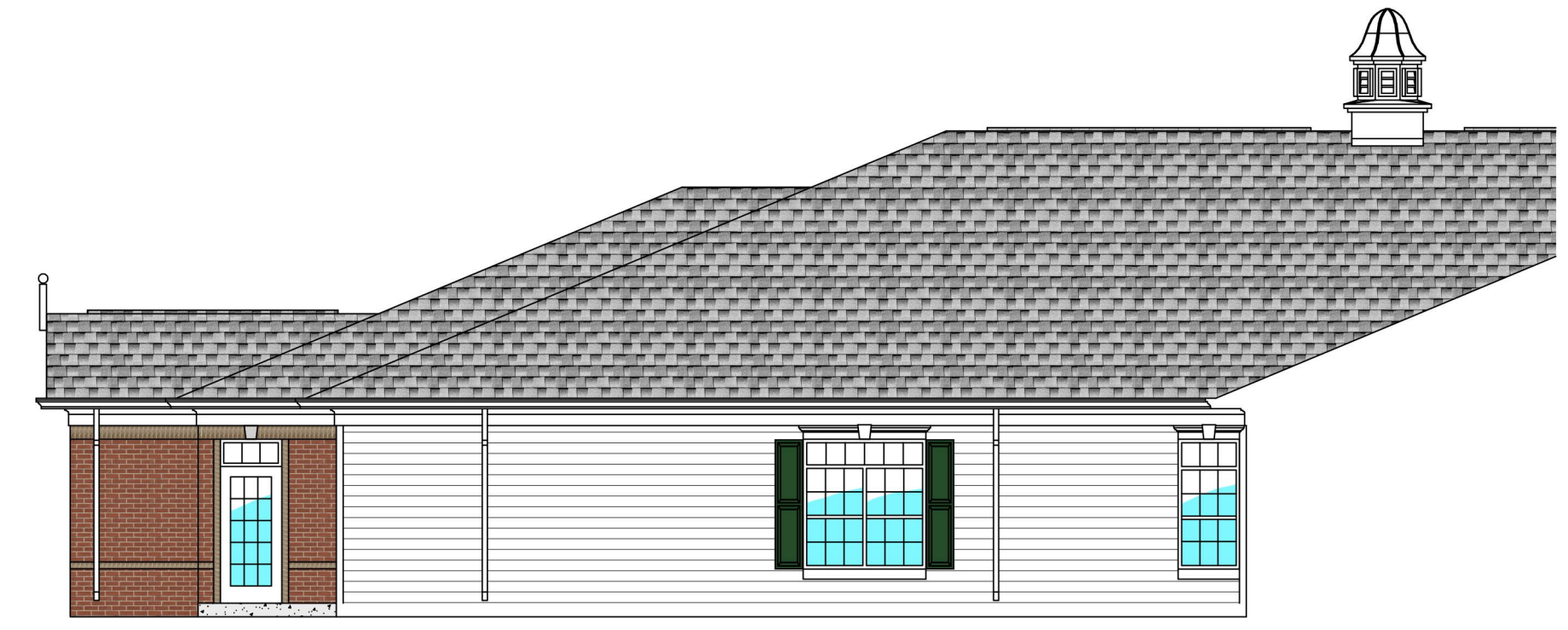
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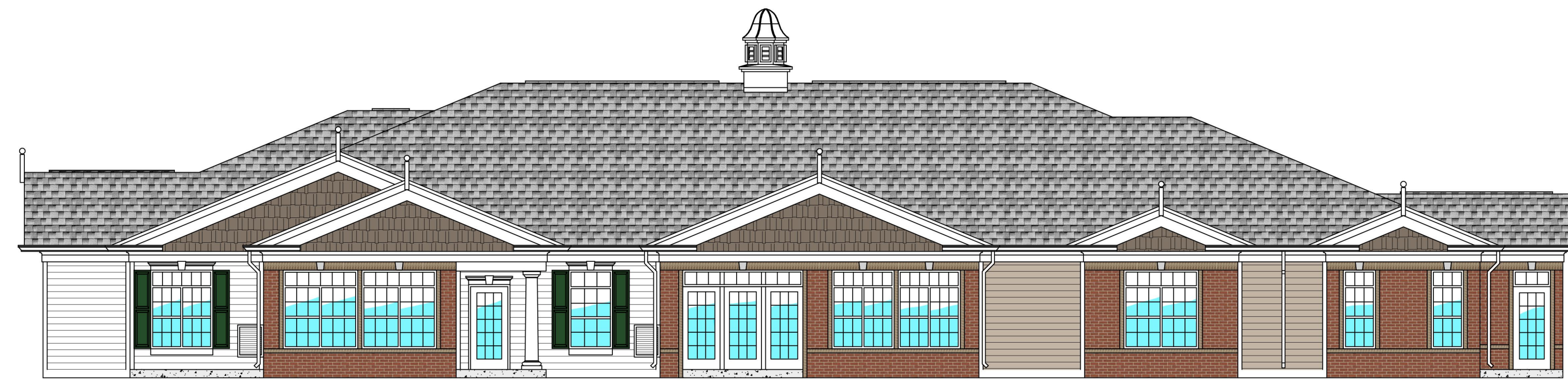
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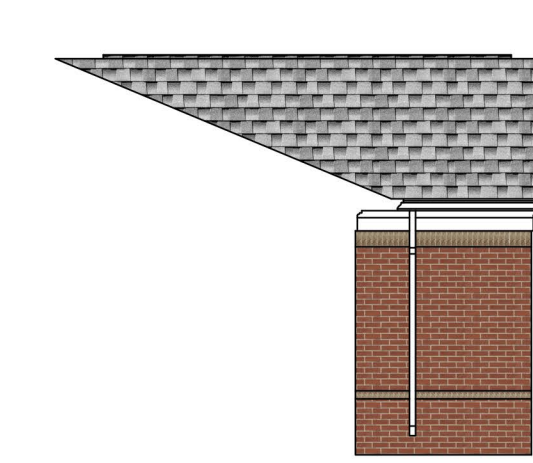
3 ELEVATION



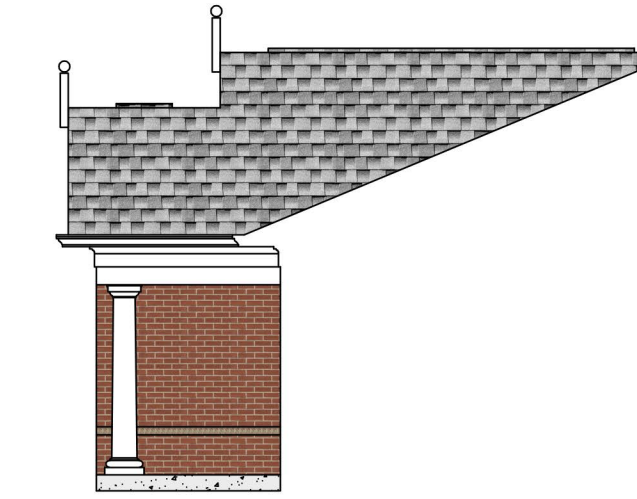
4 ELEVATION



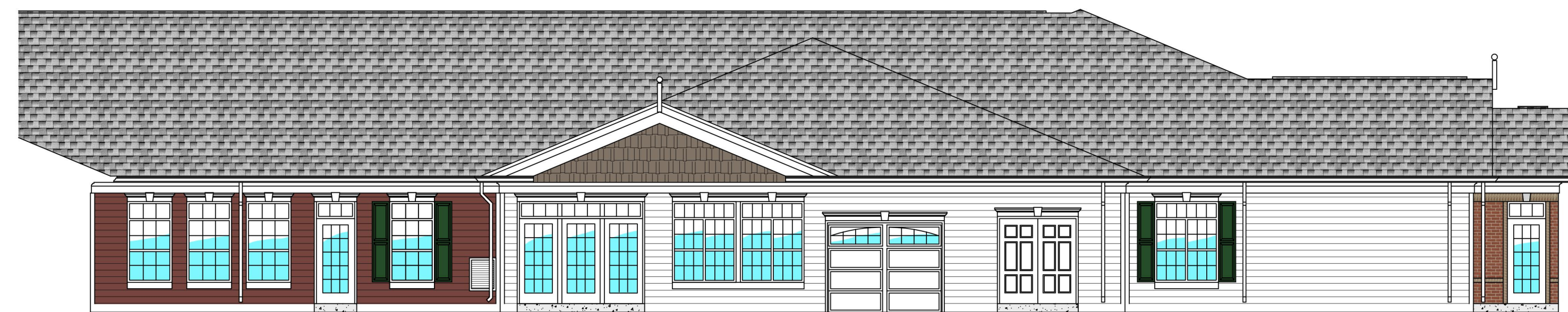
5 ELEVATION



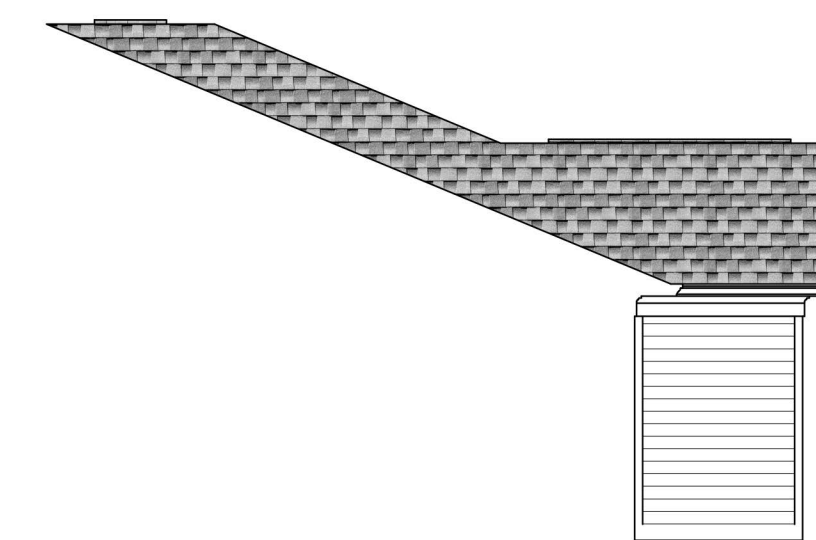
6 ELEVATION



7 ELEVATION

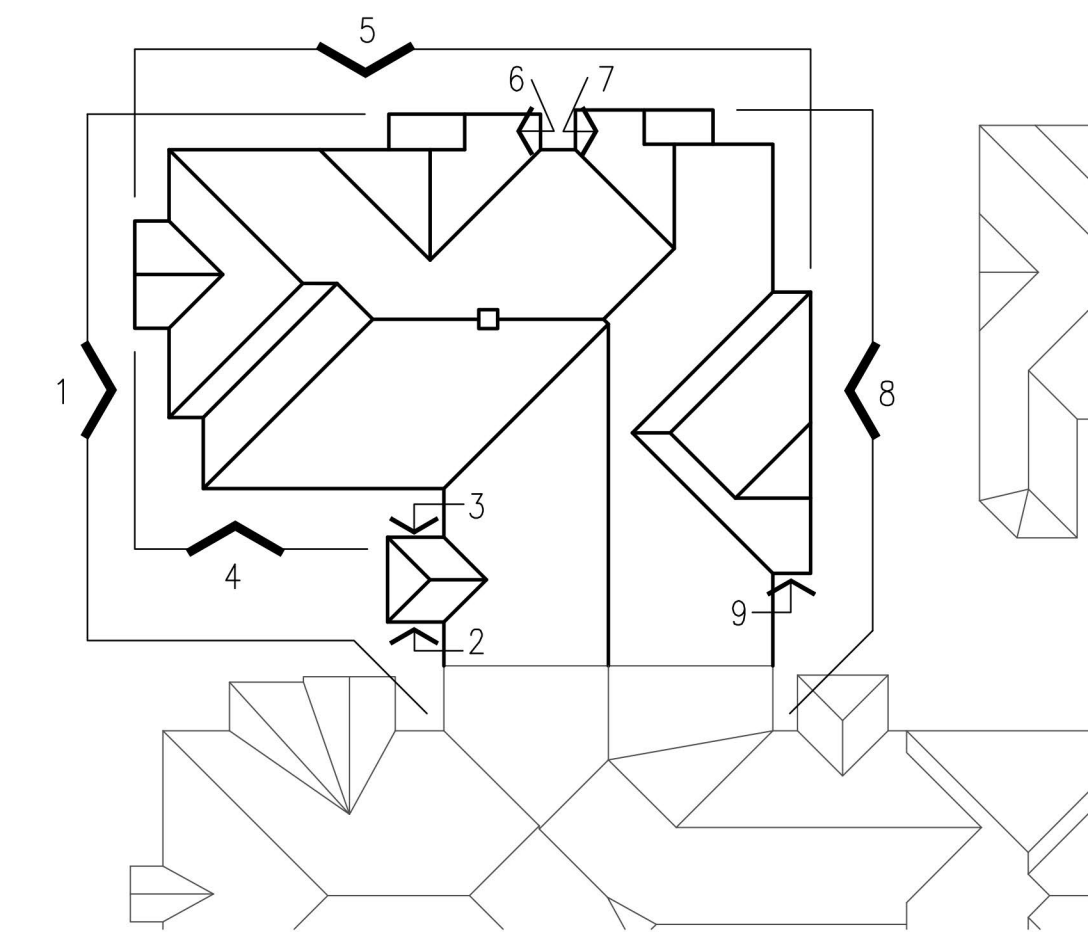


8 ELEVATION



9 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

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Inspireon

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615.790.7041 p/f



DESCRIPTION

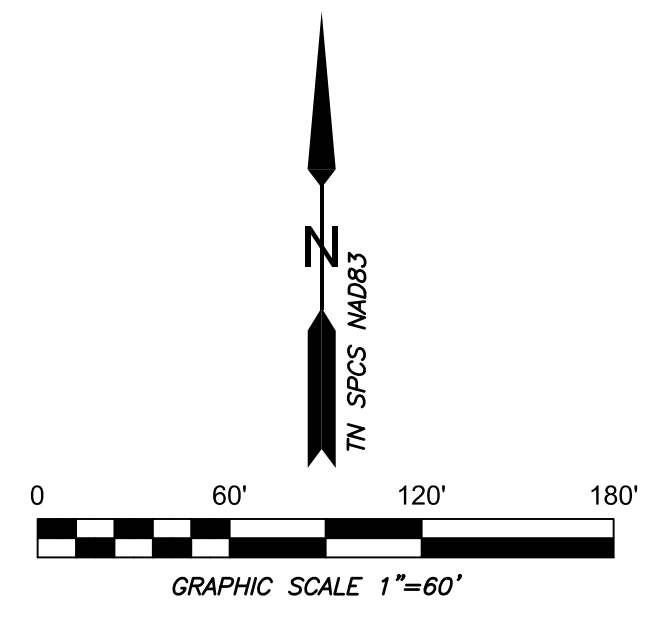
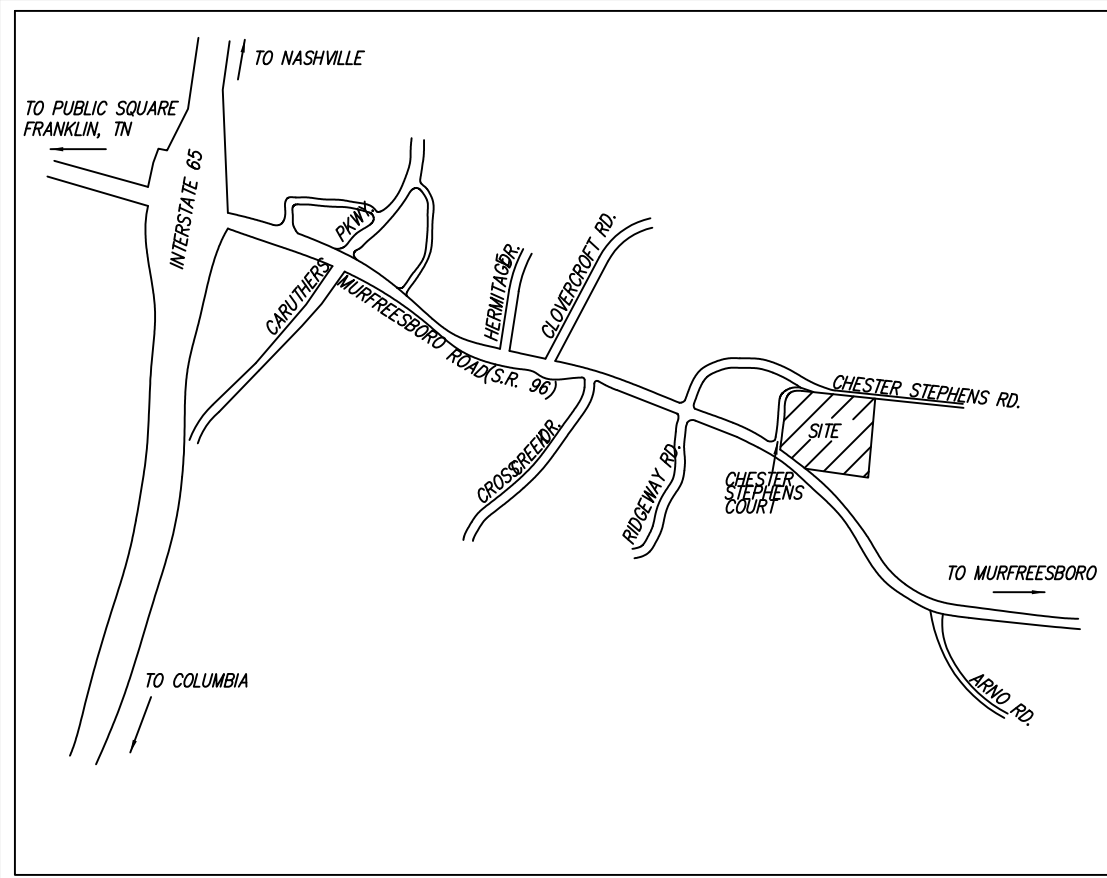
DATE

ADDITION
Silver Grace
4100 MURFREESBORO ROAD, FRANKLIN TN, 37067

DRAWING TITLE:
EXTERIOR
ELEVATIONS

SCALE: 1/8"=1'-0"

A2.4



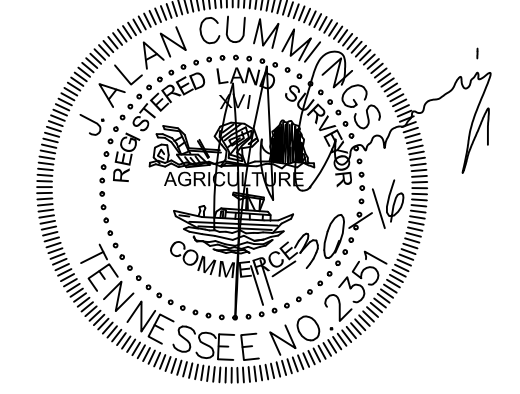
CURVE TABLE				
CURVE	RADIUS	ARC	CHORD DIST	BEARING DELTA ANGLE
C1	2677.16'	287.94'	287.80'	S52°29'06" E 16°09'44"
C2	149.91'	235.11'	211.75'	S52°14'53" W 18°51'47"
C3	2919.00'	376.84'	376.58'	N45°52'57" W 17°23'49"

LINE TABLE		
LINE	BEARING	DISTANCE
LT	S20°32'07" W	11.05'

DEED REFERENCE
 TO: FOUNTAINS OF FRANKLIN, LLC
 FROM: ROBERT STEPHENS LYNCH
 DEED BOOK 5006, PAGE 86, R.O.W.C., TN.
 TO: FOUNTAINS OF FRANKLIN, LLC
 FROM: FRELWELLS & VICTORIA RADFORD
 DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PREPARED FOR:
 GOODWORKS UNLIMITED LLC,
 2202 JEFFERSON CT,
 FRANKLIN, TN 37064,
 PH: 615 790 7041

SURVEYORS CERTIFICATE
 TO: FOUNTAINS OF FRANKLIN, LLC,
 SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY,
 BRADLEY, ARANT, BOLT, CUMMINGS, LLP.,
 FIRST TITLE AND ESCROW COMPANY, INC.,
 MUDTER AND PATTERSON



JALAN CUMMINGS
 Registration No. 2351

WARNING
 THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

PROPERTY MAP REFERENCE
 PARCEL ID: 079059000014079

PLAT REFERENCE
 REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

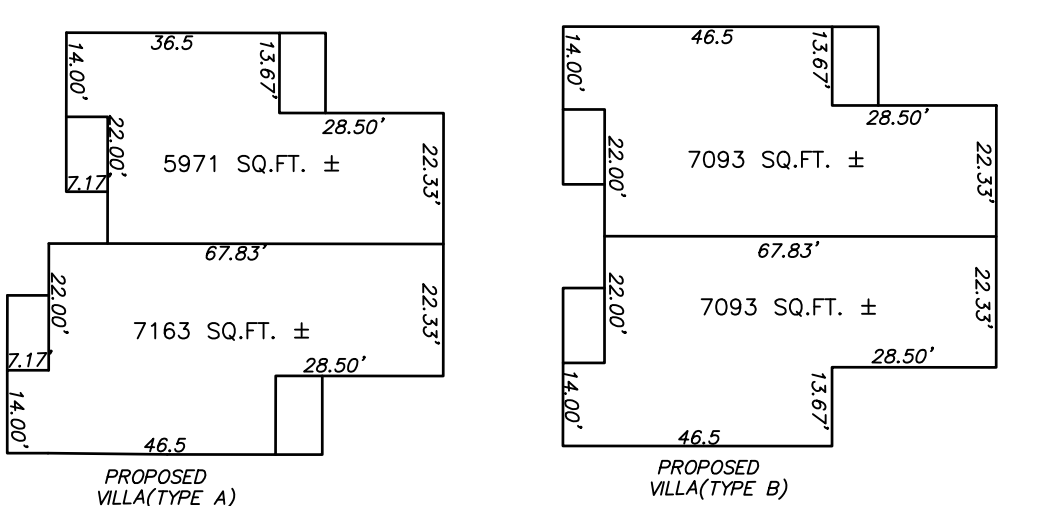
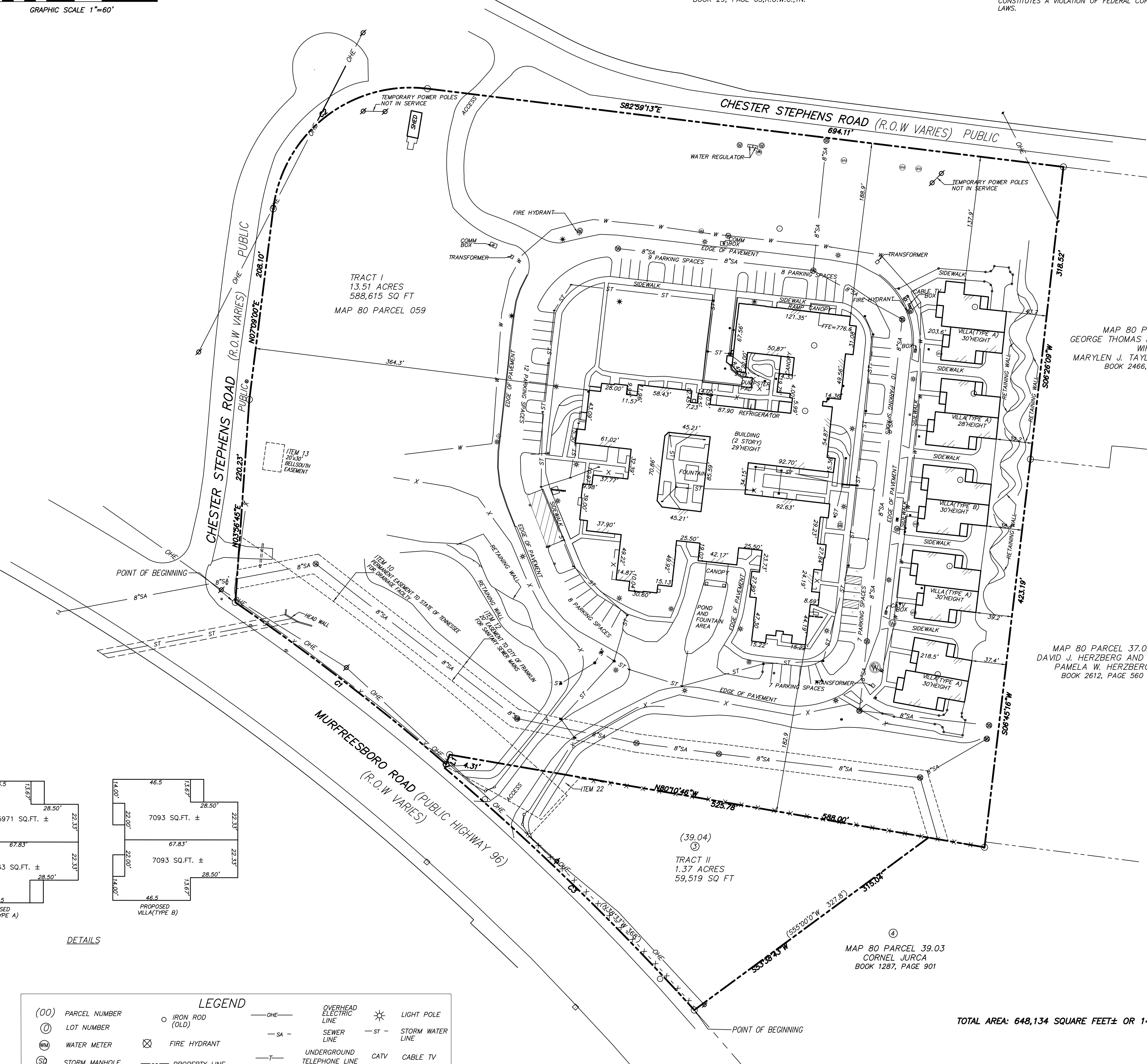
RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.
 Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.
 Tract II:
 See Exhibit "A" attached hereto and made a part hereof.
 Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.
 EXHIBIT "A"
 TRACT I
 Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:
 BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;
 Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;
 Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;
 Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;
 Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 894.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466, page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;
 Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;
 Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;
 Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
 TRACT II
 BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;
 Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16 feet, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;
 Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;
 Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

- UTILITY NOTE:**
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.
- SCHEDULE B SECTION II EXCEPTIONS**
 ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
 ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
 ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
 ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
 ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
 ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
 ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
 ITEM 18. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
 ITEM 19. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
 ITEM 20. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
 ITEM 21. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
 ITEM 22. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
 1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615806qctn, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
 2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
 3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
 4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
 5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
 6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
 7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE: 65
 8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
 9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615806qctn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
 11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENTS IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
 12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
 13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAYS LINE OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
 14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
 15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
 16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
 17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
 18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES.
 19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



LEGEND

(00) PARCEL NUMBER	○ IRON ROD (OLD)	—ONE— OVERHEAD ELECTRIC LINE	* LIGHT POLE
① LOT NUMBER	⊗ FIRE HYDRANT	—SA— SEWER LINE	—ST— STORM WATER LINE
⊕ WATER METER	— — — — — PROPERTY LINE	—T— UNDERGROUND TELEPHONE LINE	—CATV— CABLE TV
⊙ STORM MANHOLE	—X— FENCE LINE	R.O.W.C REGISTER OF WILLIAMSON COUNTY	
⊚ SAN. MANHOLE			

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
 4100 MURFREESBORO ROAD, FRANKLIN
 14 TH CIVIL DISTRICT,
 WILLIAMSON COUNTY, TENNESSEE

DATE: 11-04-16 CCPC JOB NO. 16-097
 REVISED: 11-28-16
 REVISED: 11-30-16