



Revision	Date
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LEGAL DESCRIPTION

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 89, Parcel 26.00, and being "Lot 4" of D.C. Baker Subdivision, recorded in Plat Book 10, Page 169, Register's Office, Williamson County, Tennessee (R.O.W.C.TN), in the name of Poora Properties, LLC, recorded in Book 7506, Page 187, (R.O.W.C.TN). Said property being bounded on the North by "Lot 3" of said D.C. Baker Subdivision, on the East by Carothers Road, on the South by "Lot 1" of Citizens Bank & Trust Company Subdivision, recorded in Plat Book 15, Page 13 (R.O.W.C.TN), and on the West by Interstate 65, and being more particularly described as follows:

Beginning at the Northeast corner of said "Lot 4", at the Southeast corner of "Lot 3" of said D.C. Baker Subdivision, in the name of KGB Properties, LLC, recorded in Book 7300, Page 376 (R.O.W.C.TN), and on the West right-of-way of Carothers Road;

THENCE, with the right-of-way of Carothers Road, South 04°41'00" West, a distance of 199.68 feet to the Southeast corner of "Lot 4", at the Northeast corner of "Lot 1" of said Citizens Bank & Trust Company Subdivision, and on the West right-of-way of Carothers Road;

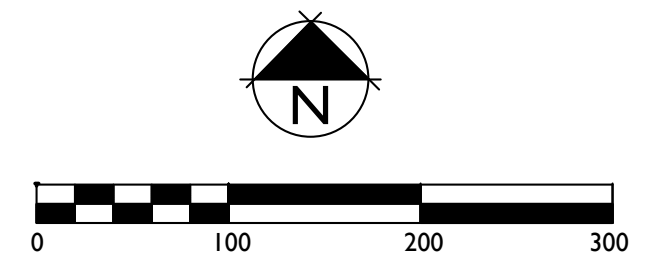
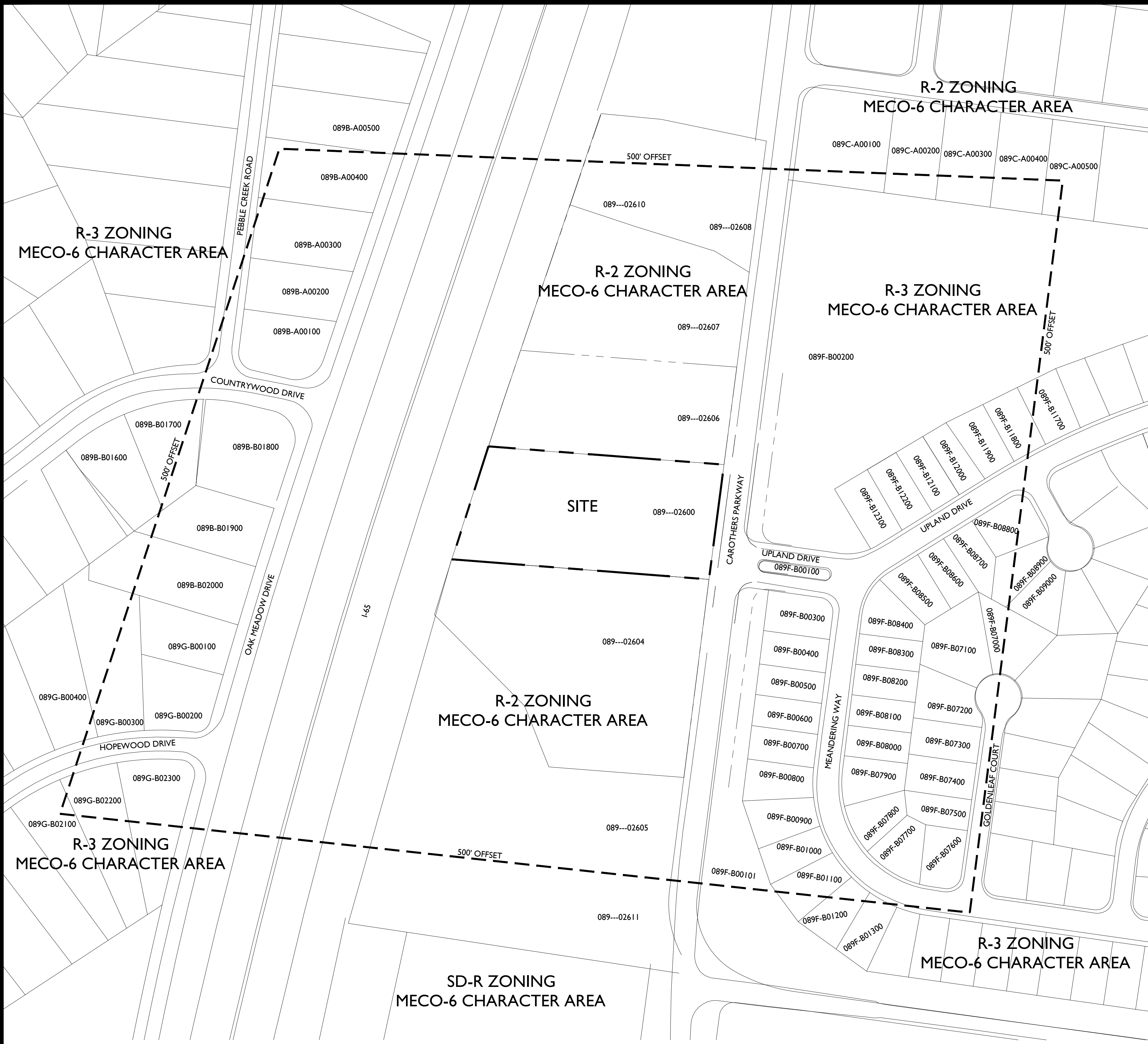
THENCE, with the North line of said "Lot 1", North 88°28'09" West, a distance of 444.83 feet to the Southwest corner of said "Lot 4", at the Northwest corner of said "Lot 1", and on the East right-of-way of Interstate 65;

THENCE, with the right-of-way of Interstate 65, North 15°09'58" East, a distance of 205.16 feet to the Northwest corner of said "Lot 4", at the Southwest corner of said "Lot 3", and on the East right-of-way of Interstate 65;

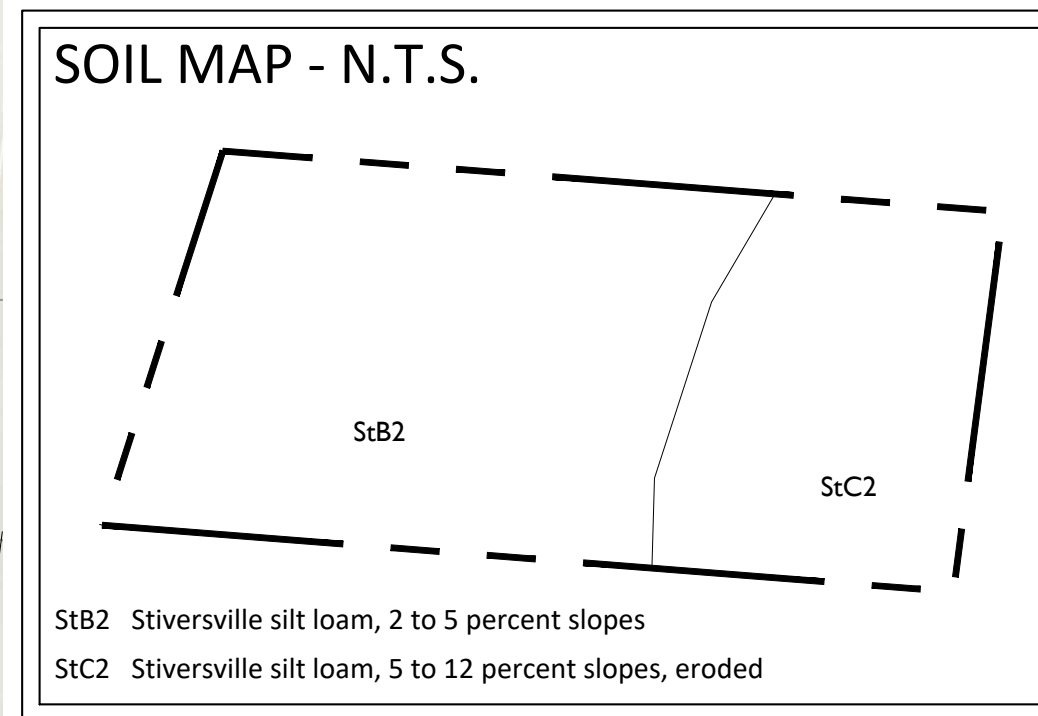
THENCE, with the South line of said "Lot 3", South 88°28'09" East, a distance of 407.44 feet to the Point of Beginning containing 1.95 acres.

ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWN	OWN ZIP
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089---02604	3485 CAROTHERS PKWY	THEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02606	3535 CAROTHERS PKWY	KBG PROP LLC	6017 HILLSBORO PK	NASHVILLE	TN	37215
089---02607	3539 -47 CAROTHERS PKWY	MALLIPEDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02608	3569 CAROTHERS PKWY	BAKER NANCY J	3569 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02610	3555 CAROTHERS PKWY	MALLIPEDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089B-A00100	101 PEBBLECREEK RD	BIRDWELL WENDY	101 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00200	103 PEBBLECREEK RD	THORNE JOSEPH L	103 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00300	105 PEBBLECREEK RD	D'AMATO JOHN	105 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00400	107 PEBBLECREEK RD	ME STEPHEN	107 PEBBLE CREEK RD	FRANKLIN	TN	37064
089B-B01600	506 COUNTRYWOOD DR	WILLIAMS JOSEPH	506 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01700	504 COUNTRYWOOD DR	LINDSEY BRYAN C	504 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01800	500 COUNTRYWOOD DR	EVANS KENNETH	186 BLUE HILLS RD	NORTH HAVE CT		6473
089B-B01900	915 OAK MEADOW DR	BARNES TERRY L	915 OAK MEADOW DR	FRANKLIN	TN	37064
089B-B02000	919 OAK MEADOW DR	RUSSELL DAVID	919 OAK MEADOW DR	FRANKLIN	TN	37064
089C-A00100	201 DANDRIDGE DR	MEDLIN GREGORY S	201 DANDRIDGE DR	FRANKLIN	TN	37067
089F-B00100	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00200	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00300	1000 MEANDERING WAY	ELSESSER STEVEN R	1012 WATKINS CREEK DR	FRANKLIN	TN	37067
089F-B00400	1002 MEANDERING WAY	CHILDRESS DAVID	1002 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00500	1004 MEANDERING WAY	ALLEN LINDA	1004 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089---02600	3513 -15 CAROTHERS PKWY	POORA PROP LLC	117 VAUGHNS GAP RD	NASHVILLE	TN	37205
089F-B07000	213 GOLDEN LEAF CT	SCHREINER JEFFREY	213 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07100	211 GOLDEN LEAF CT	RUCKER MICHAEL S	104 MOSS LN	FRANKLIN	TN	37064
089F-B07200	209 GOLDEN LEAF CT	YAMADA TAKUJI	209 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07300	207 GOLDEN LEAF CT	SAAD MAHER	207 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07400	205 GOLDEN LEAF CT	STEPHENSON TROY A	205 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07500	203 GOLDEN LEAF CT	ROBERTS EVA GAY	203 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07600	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07700	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089F-B07900	1007 MEANDERING WAY	AVER ROGER MICHAEL	1420 HUNTER RD	FRANKLIN	TN	37064
089F-B08000	1005 MEANDERING WAY	WALLACE STACY L	1005 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08100	1003 MEANDERING WAY	MCDOWELL J WAYNE	1003 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08200	1001 MEANDERING WAY	LESTER ERIC WAYNE	1001 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08300	2000 UPLAND DR	MACKELPRANG FAMILY TRUST	163 W ALYSSA CANYON PLACE	ORO VALLEY AZ		85755
089F-B08400	2002 UPLAND DR	HUYOUNG ALFRED AND SARA REV TRUST 20	2002 UPLAND DR	FRANKLIN	TN	37067
089F-B08500	2004 UPLAND DR	GONZALEZ JESUS	PO BOX 467454	ATLANTA GA		31146
089F-B08600	100 LEAF CT	MOSCHEO DENISE CUMMINS	3610 RICHLAND AVE	NASHVILLE TN		37205
089F-B08700	102 LEAF CT	MERKEL LORI M	102 LEAF CT	FRANKLIN TN		37067
089F-B08800	104 LEAF CT	BONER WILLIAM E	104 LEAF CT	FRANKLIN TN		37067
089F-B08900	2013 UPLAND DR	CAVANAUGH ANDREW C	2013 UPLAND DR	FRANKLIN TN		37067
089F-B09000	2011 UPLAND DR	MUNSON BEVERLY SUE	233 ADAMS CT	FRANKLIN TN		37064
089F-B11700	2009 UPLAND DR	REESE DARLEEN S	2009 UPLAND DR	FRANKLIN TN		37067
089F-B11800	2007 UPLAND DR	GRIESBAUM DELIA	2007 UPLAND DR	FRANKLIN TN		37067
089F-B11900	2005 UPLAND DR	DARSEY MARY ALISHA	2005 UPLAND DR	FRANKLIN TN		37067
089F-B12000	2003 UPLAND DR	RAMIREZ MARIO	2003 UPLAND DR	FRANKLIN TN		37067
089F-B12100	2001 UPLAND DR	HOLLAND TRIVICE	2001 UPLAND DR	FRANKLIN TN		37067
089F-B12200	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN TN		37064
089F-B12300	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN TN		37064



- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY ELI
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



SITE DATA

SUBDIVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS 7102
COF PROJECT NUMBER:	7102
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

EXISTING TREE CANOPY

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY

TREE CANOPY DATA	
TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF

EXISTING TREE CANOPY: 13% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION: 54% OF TOTAL CANOPY = 5,943 SF

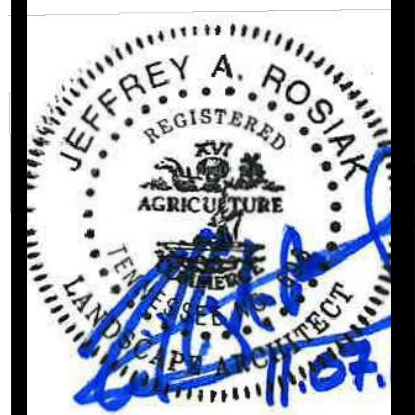
KEY

EXISTING CANOPY

<p>Basin 1 Pre-Dev Grading & Drainage Data Chart</p> <ul style="list-style-type: none"> • Site Area: 1.53 AC • Impervious Area: 0.22 AC • Composite CNI: 56 • Rv Value: 0.27 • Peak Flow Runoff <ul style="list-style-type: none"> •• 2 year: 0.74 CFS •• 5 year: 1.64 CFS •• 10 year: 2.47 CFS •• 25 year: 3.77 CFS •• 50 year: 4.91 CFS •• 100 year: 6.14 CFS 	<p>Basin 2 Pre-Dev Grading & Drainage Data Chart</p> <ul style="list-style-type: none"> • Site Area: 0.42 AC • Impervious Area: 0.12 AC • Composite CNI: 63 • Rv Value: 0.38 • Peak Flow Runoff <ul style="list-style-type: none"> •• 2 year: 0.45 CFS •• 5 year: 0.77 CFS •• 10 year: 1.04 CFS •• 25 year: 1.45 CFS •• 50 year: 1.81 CFS •• 100 year: 2.18 CFS
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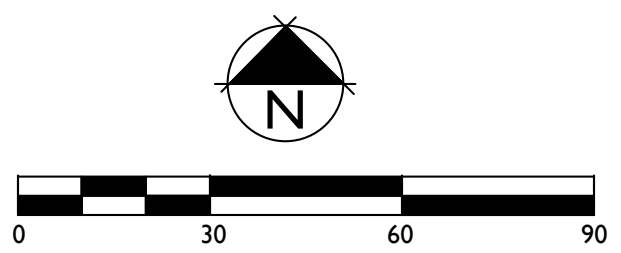


CAROTHERS STACKED FLATS PUD SUBDIVISION
DEVELOPMENT PLAN
 Franklin, Williamson County, Tennessee



Revision Date

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- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY ELI
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

SITE DATA CHART

PROJECT NAME:	CAROTHERS STACKED FLATS PUD SUBDIVISION DEVELOPMENT PLAN 7102
PROJECT #:	
ADDRESS:	3509 & 3511 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
EXISTING CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	1.95 AC
MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 143 (615) 975-5765
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
TOTAL UNITS:	7 (ALL ATTACHED) 3 BR - 7
BUILDING HEIGHT:	2 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.65
*MINIMUM PARKING REQUIREMENT:	3.0 / 3 BR: 21
MAXIMUM PARKING LIMIT:	24
EXISTING PARKING:	N/A
PROVIDED PARKING:	21
RESIDENTIAL DENSITY:	3.59 D.U.A.
PARKLAND DEDICATION:	\$21,520 (7 UNITS, 2 EXISTING) APPLICANT TO PAY FEE IN LIEU

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY.
7 UNITS x 350 GPD = 2,450 GPD

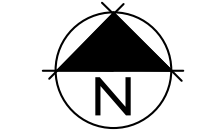
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY COF.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.1 MI (FORREST CROSSING GOLF CLUB)

PROJECTED STUDENT POPULATION
7 x 0.64 = 4 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



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KEY

	PRESERVED CANOPY
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OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
 REQUIRED: 15% TOTAL = 12,704 SF
 34% FORMAL = 4,319 SF
 66% INFORMAL = 8,385 SF

*NOTE - SINCE THE REQUIRED FORMAL OPEN SPACE REQUIREMENT IS LESS THAN THE MINIMUM ALLOWED SIZE, NO OPEN SPACE LOT IS CLASSIFIED AS FORMAL. OVERALL OPEN SPACE AREA DOES MEET THE 15% REQUIREMENT

PROVIDED: 58,761 SF TOTAL (67%)

LOT	TYPE	AREA (SF)
100	ACTIVE RECREATIONAL AREA	27,784
101	ACTIVE RECREATIONAL AREA	7,981
102	ACTIVE RECREATIONAL AREA	5,997
103	ACTIVE RECREATIONAL AREA	16,999

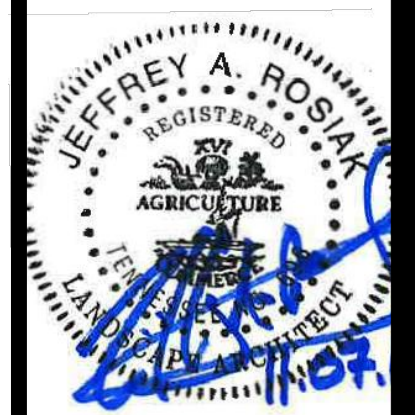
TREE CANOPY RETENTION

OVERALL SITE AREA = 84,695 SF (1.95 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
11,005 SF	7,350 SF

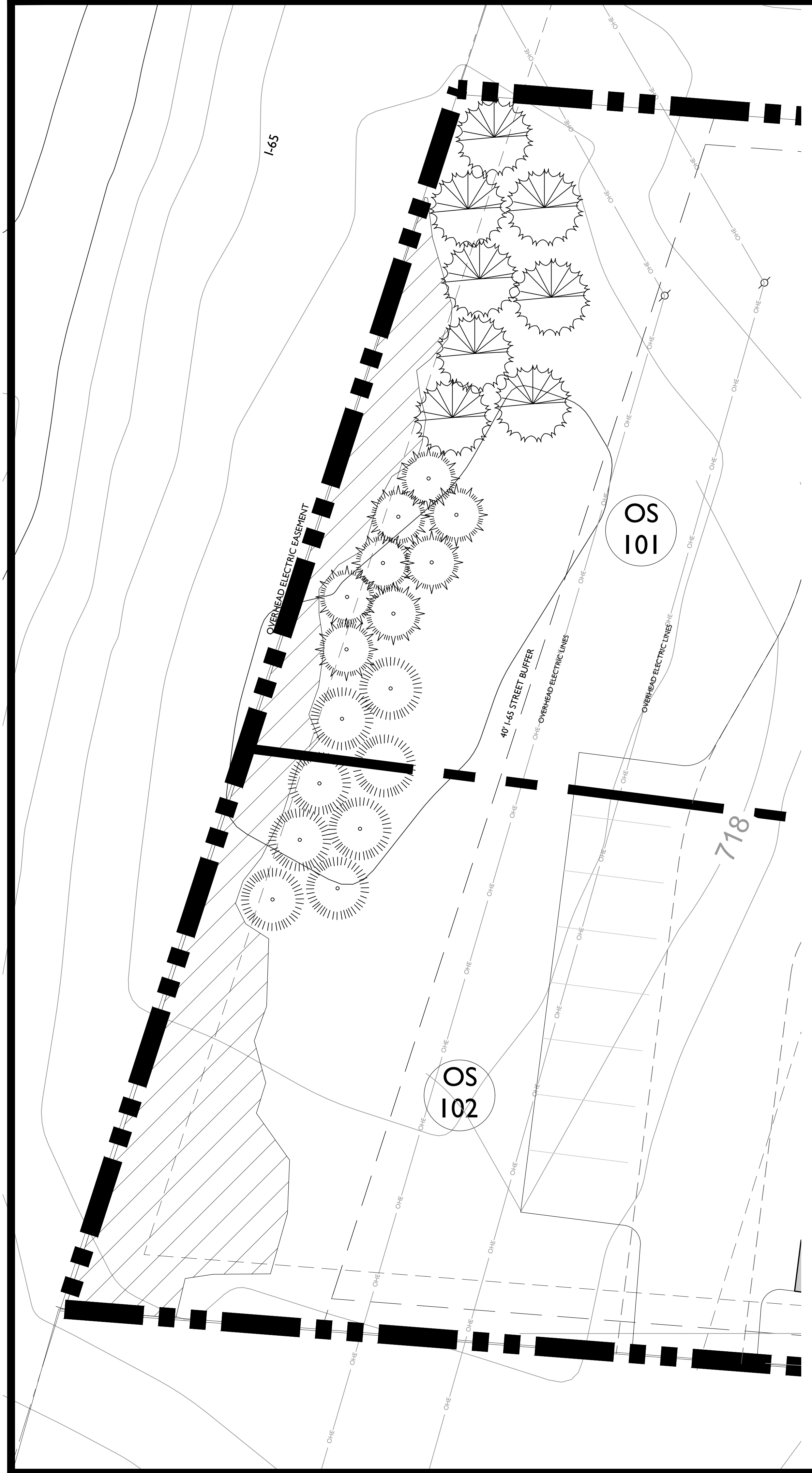
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	11,005 SF (13% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (5,943 SF)
PROVIDED CANOPY PRESERVATION:	7,350 SF



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40' I-65 STREET BUFFER

TYPE C 50' BUFFER REQUIREMENTS:
24 ACI TREES PER 100 LINEAR FEET

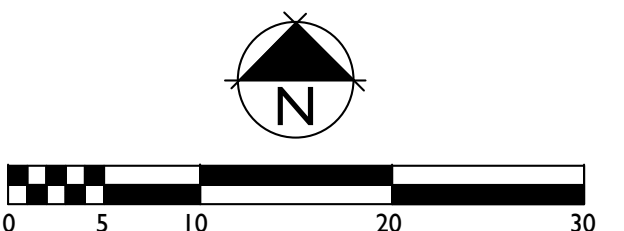
SITE LENGTH:
203 LINEAR FEET:
(24) 2" UNDERSTORY TREES

THE BUFFER WILL CONSIST OF ALL
EVERGREEN PLANT MATERIAL PLANTED
TO AUGMENT THE PRESERVED TREE
CANOPY ON SITE.

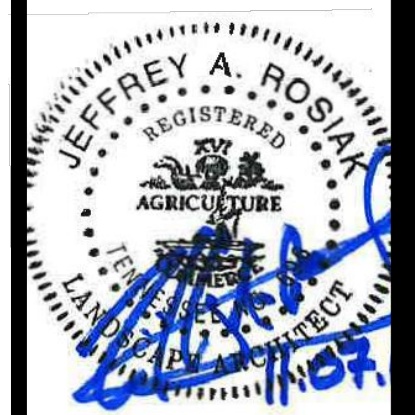
*NOTE:
PLANTING IS SCHEMATIC; SPECIFIC
SPECIES TO BE IDENTIFIED AT SITE PLAN

KEY

 PRESERVED CANOPY



- NOTES:**
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Grading & Drainage General 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 coarse 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.

POST-DEV STORMWATER NARRATIVE

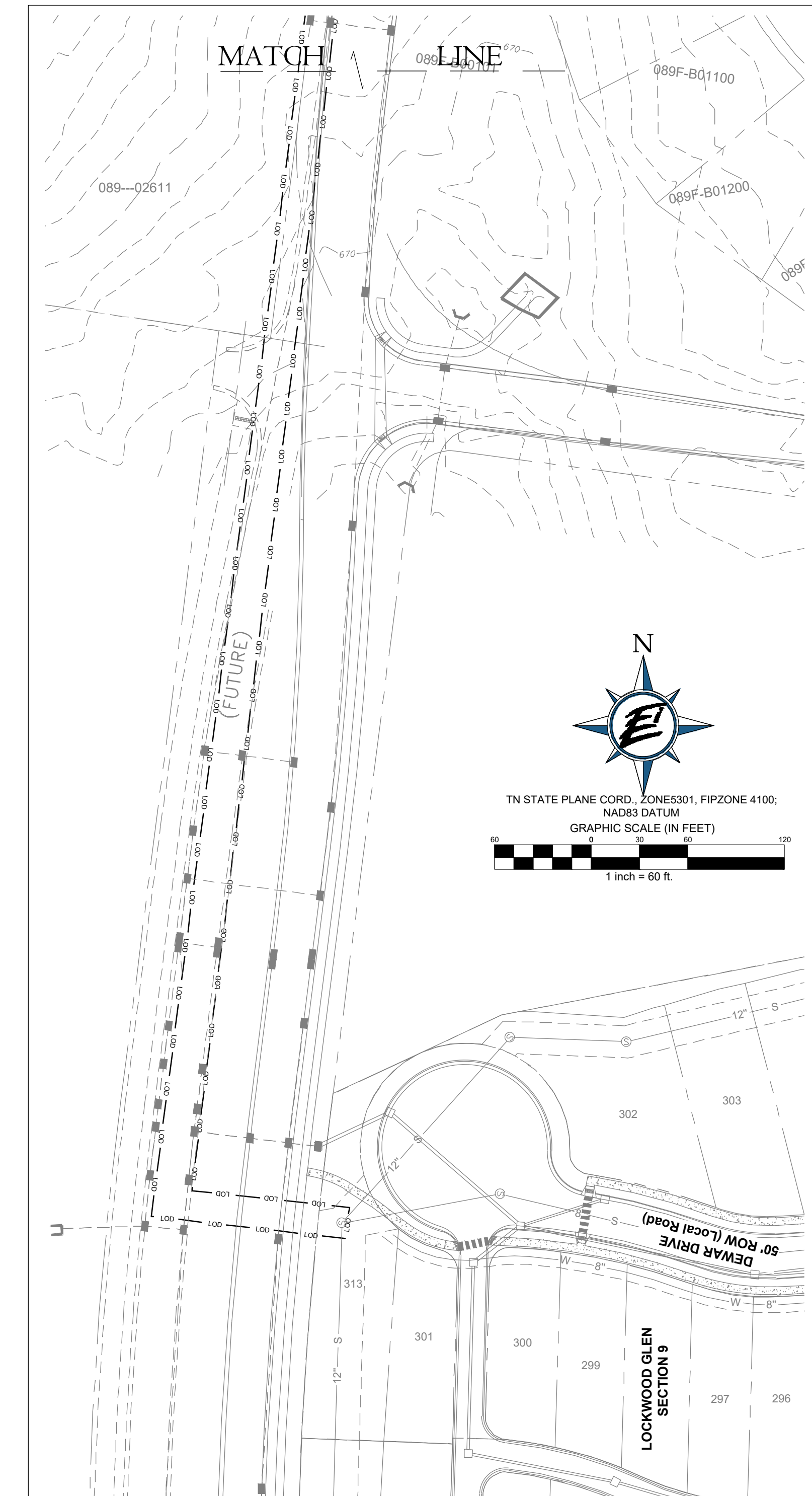
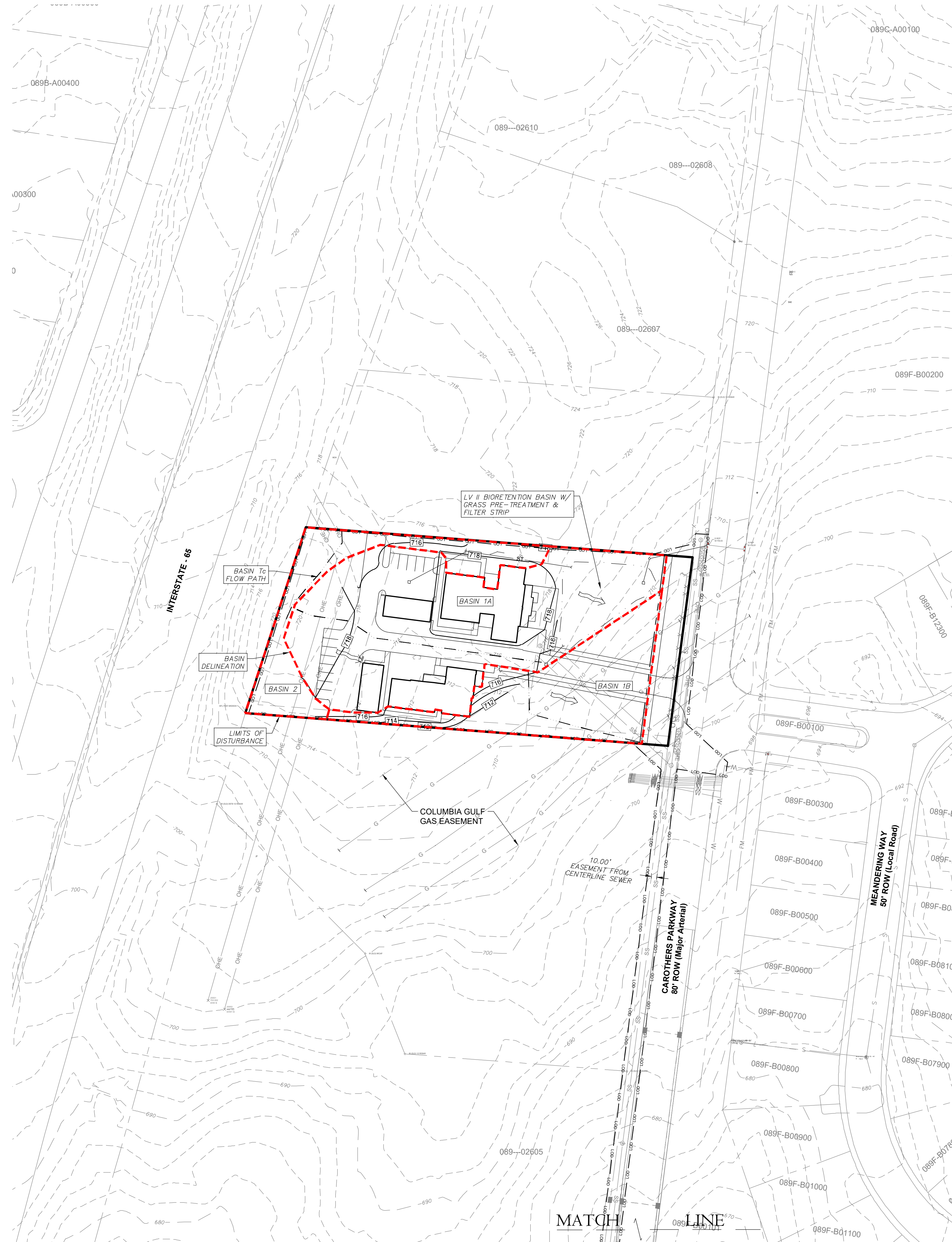
A level 2 bioretention with appropriate pretreatment methods will be utilized to meet the required treatment requirements. Practices will be sized such that adjusted curve numbers incorporated in the post-development runoff hydrographs will reduce post-development peak flows to rates at or below pre-development peak flows.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site will meet the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development peak flow runoff rates will be less than the pre-development conditions for each of the 2-100 yr events.

SENSITIVE AREAS / STORMWATER BUFFERS

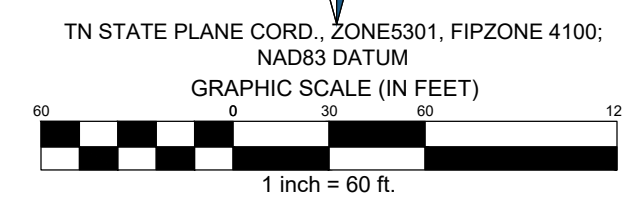
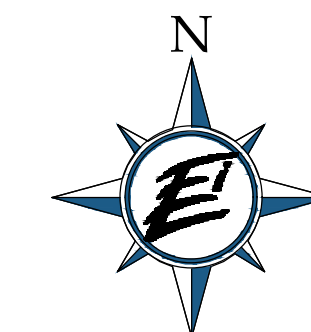
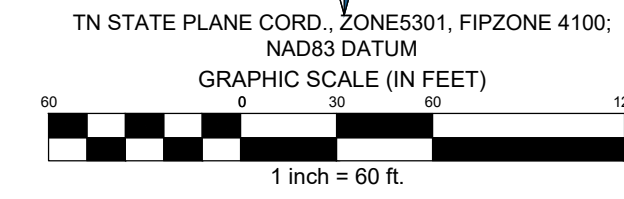
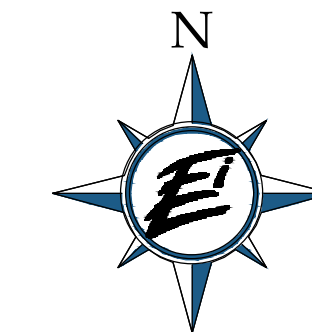
There are no jurisdictional water features location on or immediately adjacent to the site. The site will drain to the Harpeth River via existing swales and drainage networks.



- Basin 1A Post-Dev Grading & Drainage Data Chart**
- Site Area: 1.08 AC
 - Impervious Area: 0.58 AC
 - Disturbed Area: 1.08 AC
 - Composite CN: 56
 - Rv Value: 0.58
 - Peak Flow Runoff
 - 2 year: 0.52 CFS
 - 5 year: 1.16 CFS
 - 10 year: 1.75 CFS
 - 25 year: 2.66 CFS
 - 50 year: 3.46 CFS
 - 100 year: 4.34 CFS

- Basin 1B Post-Dev Grading & Drainage Data Chart**
- Site Area: 0.46 AC
 - Impervious Area: 0.06 AC
 - Disturbed Area: 0.46 AC
 - Composite CN: 55
 - Rv Value: 0.25
 - Peak Flow Runoff
 - 2 year: 0.19 CFS
 - 5 year: 0.45 CFS
 - 10 year: 0.69 CFS
 - 25 year: 1.07 CFS
 - 50 year: 1.40 CFS
 - 100 year: 1.77 CFS

- Basin 2 Post-Dev Grading & Drainage Data Chart**
- Site Area: 0.29 AC
 - Impervious Area: 0.01 AC
 - Disturbed Area: 0.29 AC
 - Composite CN: 51
 - Rv Value: 0.18
 - Peak Flow Runoff
 - 2 year: 0.05 CFS
 - 5 year: 0.17 CFS
 - 10 year: 0.30 CFS
 - 25 year: 0.51 CFS
 - 50 year: 0.70 CFS
 - 100 year: 0.91 CFS



Rev.	Date	Per CDF Comments	Revision Description
1	11/7/19		



Issue Date: Oct. 14, 2019
ELI Project No: 19-11-1104
Drafted By: RDP
Checked By: LCW

**OVERALL
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C 3.0

Files: W:\19-11-1104-3513 Carothers Parkway\3_CAD\Production\1_Development Plan\Floor Development Plan.dwg
Plotted: Thursday, November 07, 2019 - 10:54 am
By: cloy



TN STATE PLANE CORD, ZONE 5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.

Roadway Network Narrative

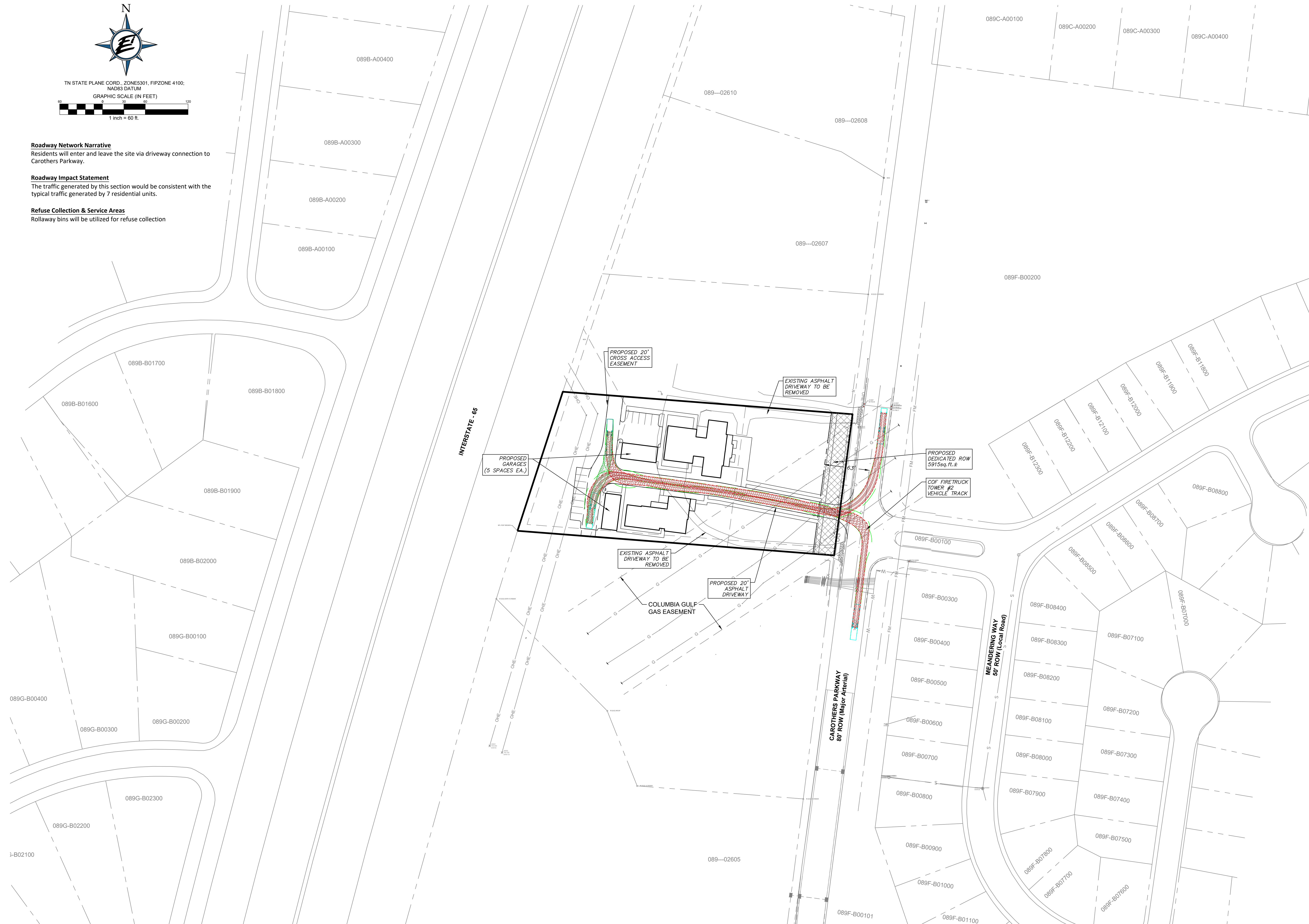
Residents will enter and leave the site via driveway connection to Carothers Parkway.

Roadway Impact Statement

The traffic generated by this section would be consistent with the typical traffic generated by 7 residential units.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

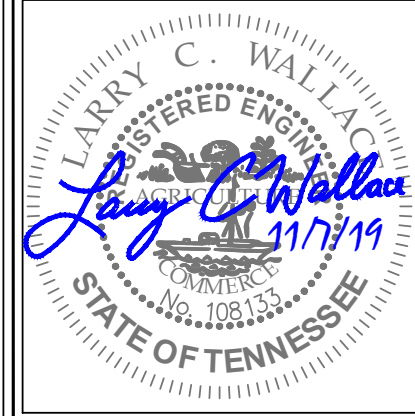
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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**CAROTHERS STACKED FLATS
PUD SUBDIVISION**

MAP 89, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

Rev.	Date	Per COF Comments	Revision Description
1	11/7/19		

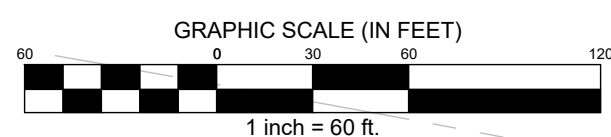
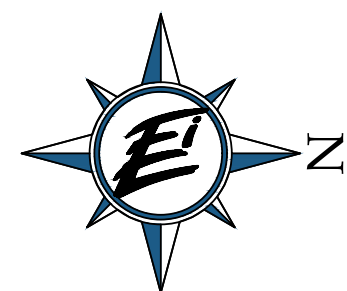


Issue Date: Oct. 14, 2019
ELI Project No: 19-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:
**OVERALL
ROW &
ACCESS
PLAN**

Sheet No.
C 4.0

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 Plotted: Thursday, November 07, 2019 - 10:54 am
 By: cloy



Water & Sewer General Notes

- 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 thereafter be adopted by the board of mayor and aldermen by resolution.
- 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.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- 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.
- 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.
- 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 onsite during construction.
- 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.
- Final location of the offsite and onsite proposed sanitary sewer extension will be established at Site Plan. Proposed sanitary sewer manholes shall be located outside the existing Columbia Gulf easement and outside the future travel lanes of Carothers Pkwy.

Utility Providers

Electric
MTEM
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water
Microfton Utility District
Mike Jones
(615) 794-5947 ext 24

Water & Sewer Data Chart

Development Type: Big House Unit Residential Development
Unit Flow in GPD: 300 GPD
Number of Units: 7 (Residential Units)
Flow in GPD: 2100 GPD

Utility Network Narrative

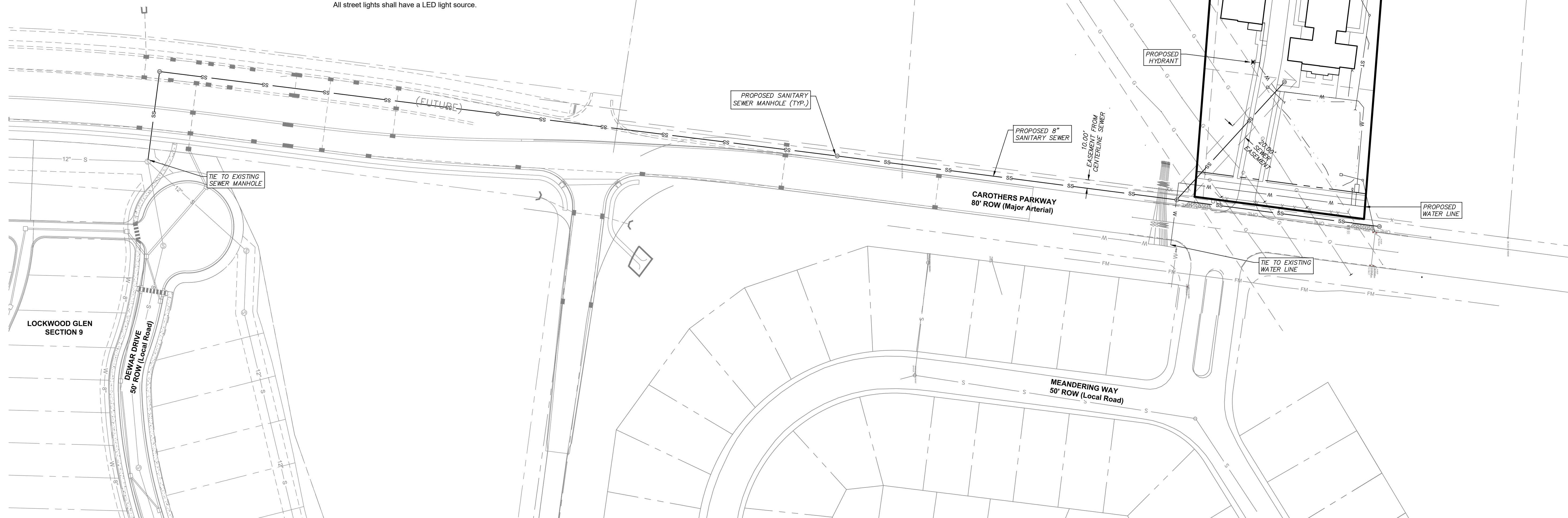
Existing utilities in Falcon Creek Subdivision to serve Carothers Stacked Flats. A fire sprinkler system will be required in proposed Big Houses in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deep

Utility Impact Statement

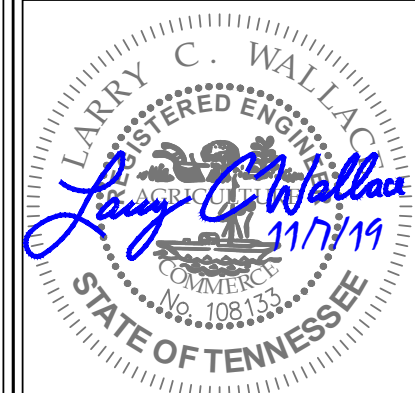
The anticipated demand for water and sewer is 2100 GPD based on a 300 GPD unit flow and 7 residential units. There are no reclaimed water lines in the vicinity.

Note

All street lights shall have a LED light source.



Rev.	Date	Per COF Comments	Revision Description
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Issue Date: Oct. 14, 2019
 ELI Project No: 19-11-1104
 Drafted By: RDP
 Checked By: LCW

Sheet Title:
**OVERALL
UTILITY
PLAN**

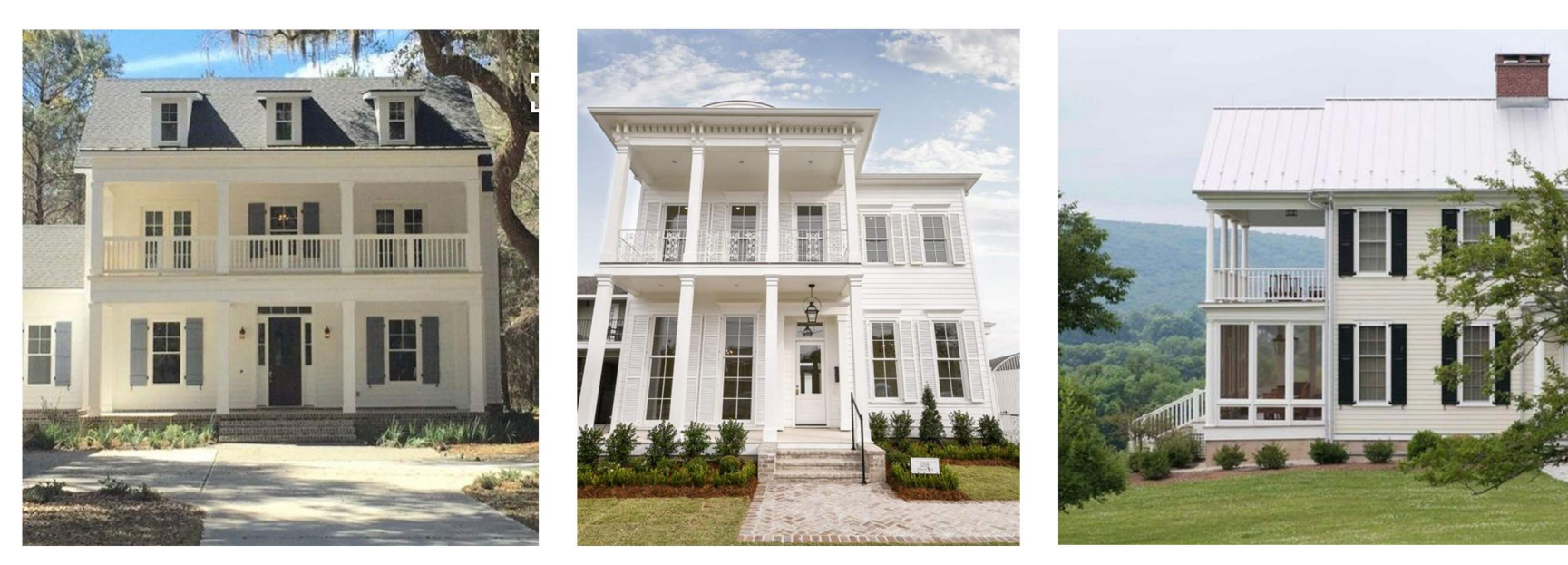
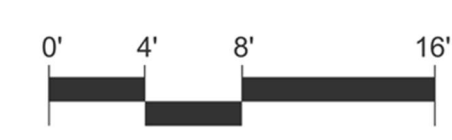
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NEW 4-PLEX ELEVATION
 SCALE 1/8" = 1'-0"

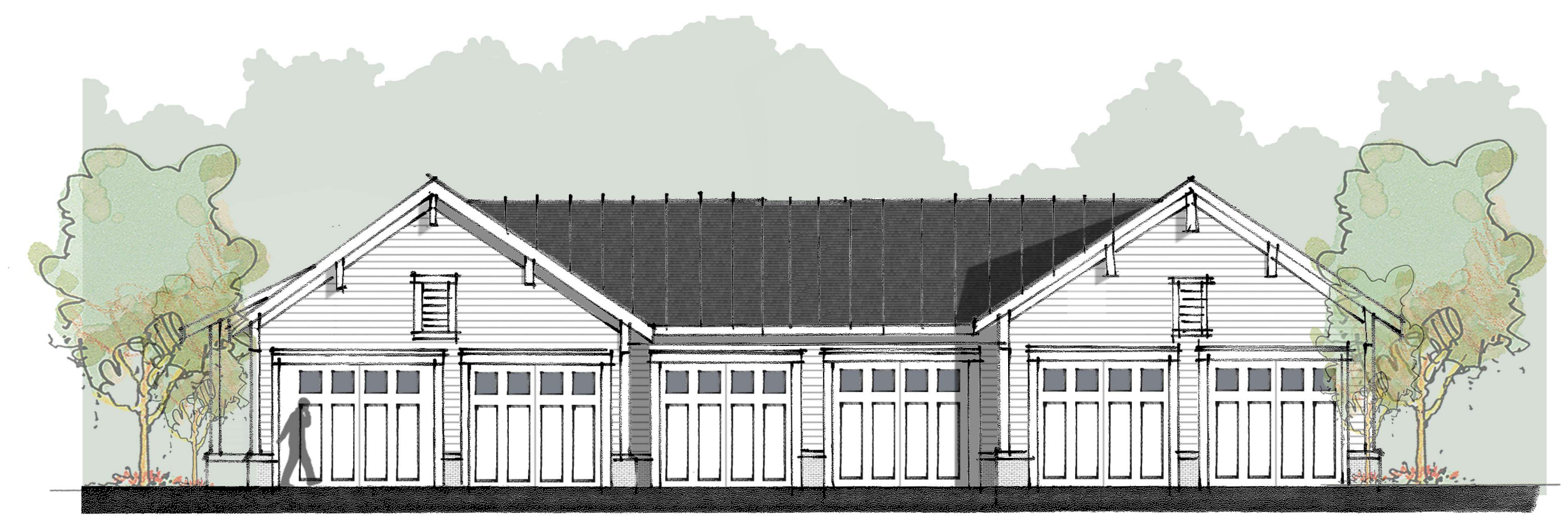
EXISTING DUPLEX WITH ELEVATION MODIFICATIONS
 SCALE 1/8" = 1'-0"



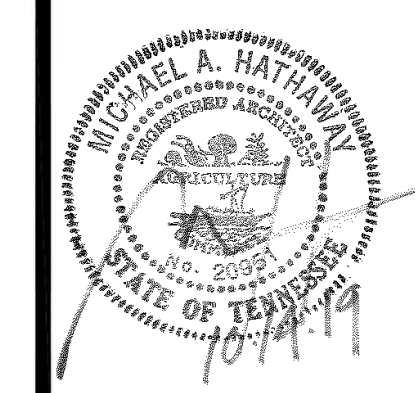
4-PLEX CONCEPT IMAGERY



EXISTING DUPLEX IMAGES



MULTI-CAR GARAGE ELEVATION
 SCALE 1/8" = 1'-0"



Revision Date
△ 10-14-2019
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