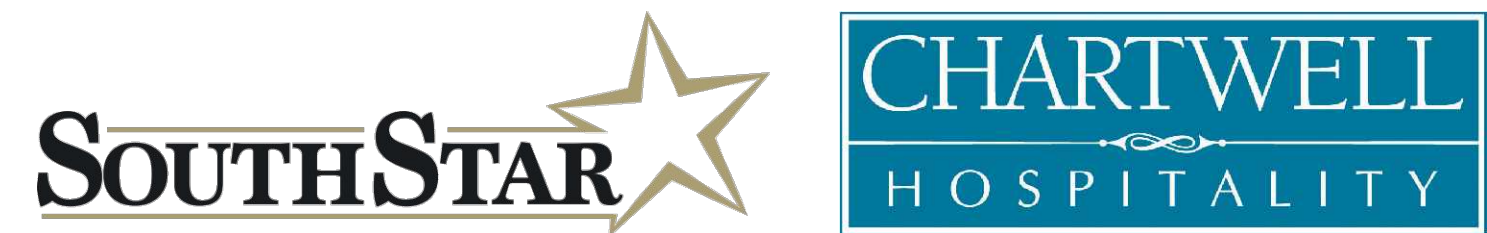


REZONING PLANS FOR AUREUM SS-CH FRANKLIN, LLC



CONTACTS

OWNER/DEVELOPER

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GLENN MCGEHEE
RALPH KNAUSS
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ARCHITECTURE/PLANNING

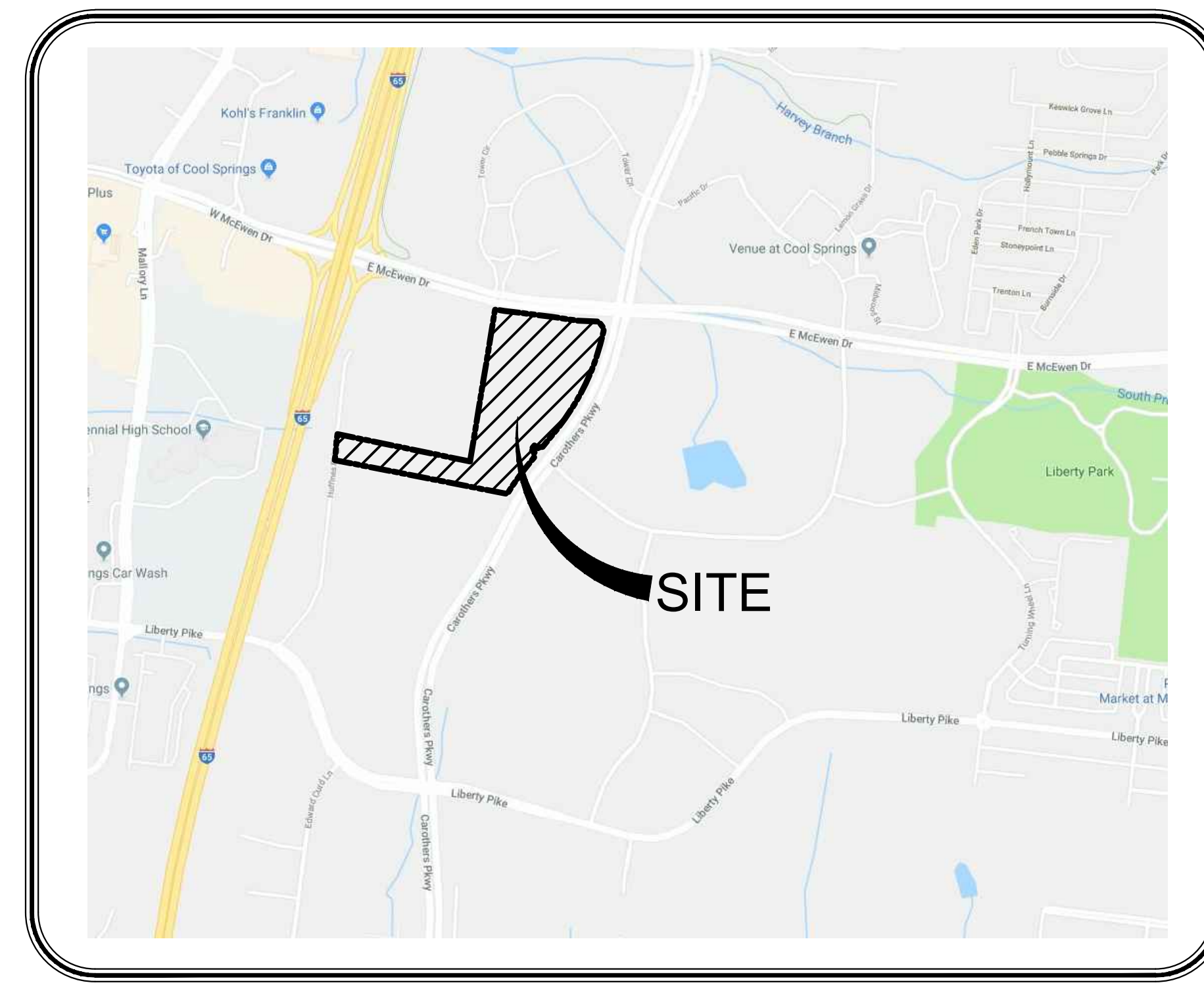
WAKEFIELD BEASLEY & ASSOCIATES
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JHP ARCHITECTURE/URGAN DESIGN

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RABUN RASCHE RECTOR & REECE ARCHITECTS

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LOCATION MAP
SCALE

TAX MAP 62, PARCEL 18.02 & 19.03
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C0.1 REZONING PLAN

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-890-9408
Nashville 615-244-8591
Murfreesboro 615-546-6660
ragsmith.com

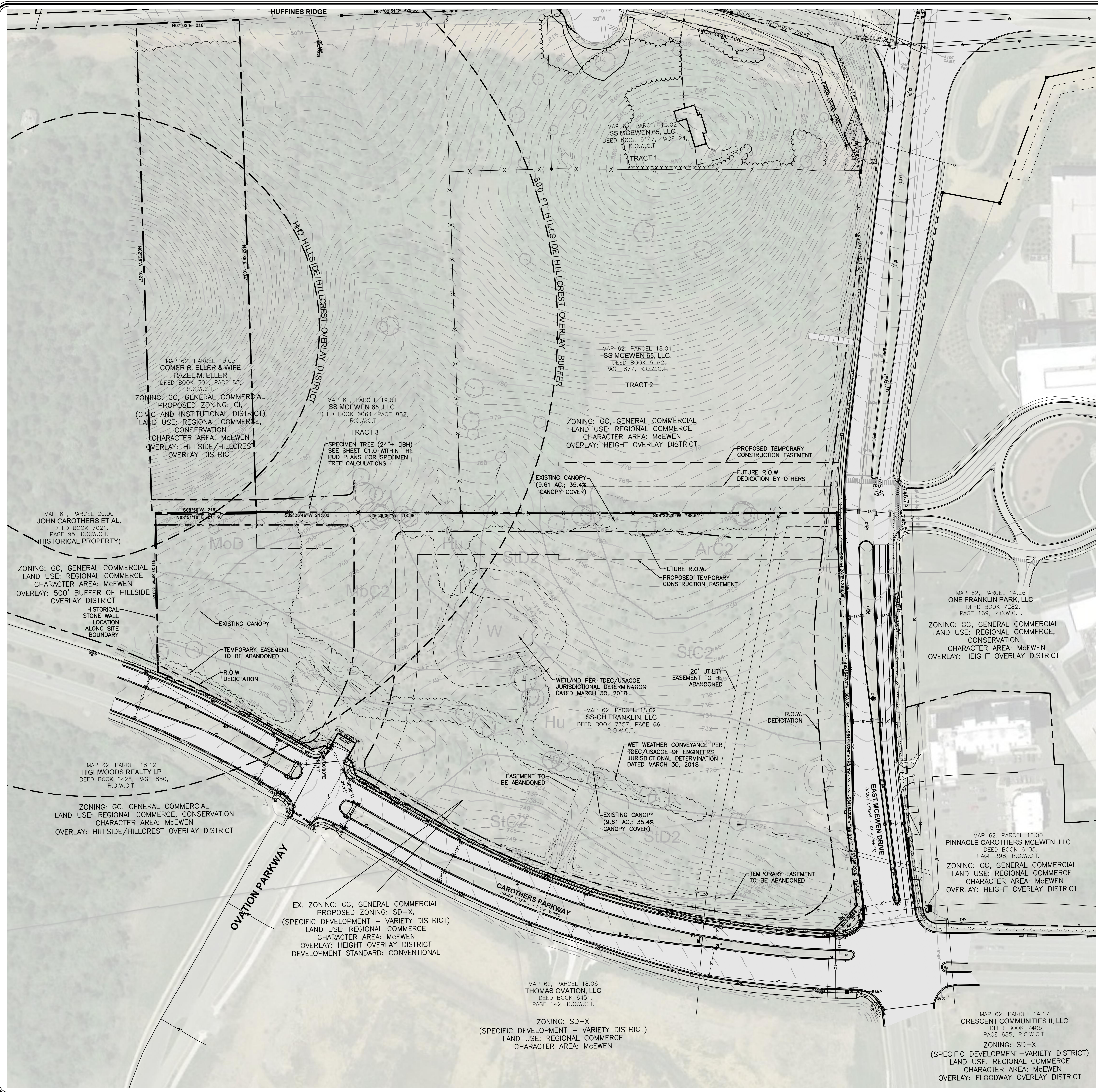
CITY OF FRANKLIN # 6909
AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	18-106	DESIGNED:	WLH	DRAWN:	ZDS	SCALE:	NOT TO SCALE	DATE:	FEBRUARY 11, 2019	REV. #	1	DATE:	2019.04.04	DESCRIPTION:	PER CITY COMMENTS
WK. ORDER	1221														

COVER SHEET
CVR

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CLAWSON 02/11/2019 11:02 AM C:\WORK\PROJECTS\2019\18-106\18-106-101.dwg PLOTTED BY ANTHONY.CRAWSON 1:32 PM. LAST UPDATED BY BERNICK ON 3/1/2019 4:37 PM



SITE DATA CHART:
PROJECT INFORMATION:
 SUBDIVISION: N/A
 LOT #: N/A
 STREET ADDRESS: CAROTHERS PARKWAY
 MAP: 062
 PARCEL: 18.02, 19.03
 CIVIL DISTRICT: 87H
 ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

EXISTING TREE CANOPY:
 EX. TREE CANOPY S.F.: 418,744 S.F.
 EX. TREE CANOPY AC: 9.61 AC
 EX. TREE CANOPY %: 35.4%

ZONING INFORMATION:
 EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
 PROPOSED ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY DISTRICT), CIVIC AND INSTITUTIONAL DISTRICT

INTENDED USES:
 ATTACHED DWELLING; ACTIVE PARK FACILITIES; ASSISTED LIVING FACILITY; CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS; CLINICS; DAY CARE CENTERS; EDUCATIONAL FACILITIES; ESSENTIAL SERVICES; PASSIVE PARKS AND OPEN SPACE; PUBLIC BUILDINGS OR USES; REHABILITATION CENTERS; PLACE OF PUBLIC ASSEMBLY; OFFICES; AUTOMOTIVE FUEL SALES; AUTOMOTIVE SERVICE FACILITIES; BED AND BREAKFAST ESTABLISHMENTS; CONVENIENCE STORES; BOUTIQUE HOTELS; HOTELS; PERSONAL SERVICES; RECREATIONAL FACILITIES (PRIVATE & NEIGHBORHOOD); RESTAURANTS (SIT IN & DRIVE-IN/DRIVE-THRU); RETAIL AND COMMERCIAL USES; SERVICE COMMERCIAL USES; SHORT-TERM VACATION RENTALS; TELECOMMUNICATION TOWERS AND ANTENNAS; THEATERS; VEHICLE SALES AND RENTAL; VETERINARY FACILITIES (INDOOR & NEIGHBORHOOD); SELF-STORAGE FACILITIES

EXISTING APPLICABLE OVERLAYS: HTO, HHO, 500' HHO BUFFER
CHARACTER AREA OVERLAY: MECO-4
APPLICABLE DEVELOPMENT STANDARD: EITHER APPLY
PROPOSED DEVELOPMENT STANDARD: CONVENTIONAL
EXISTING LAND USE: REGIONAL COMMERCE

SURVEY INFORMATION:
 BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION:
 TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

FLOOD INFORMATION:
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX "F", WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MINERAL RIGHTS INFORMATION:
 AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

- STATEMENT OF IMPACTS:**
1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. TWO (2) HYDRANT FLOW TESTS WERE PERFORMED ON AUGUST 3, 2018 BY HETHCOAT & DAVIS, INC. TEST 1 PROVIDED A STATIC PRESSURE OF 110 PSI AND A RESIDUAL PRESSURE OF 82 PSI. TEST 2 PROVIDED A STATIC PRESSURE OF 134 PSI AND A RESIDUAL PRESSURE OF 124 PSI.
 2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE NOT PUBLIC SEWER LINES LOCATED ON THE PARCEL. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE EXTENDED FROM THE NORTH UNDER MCEWEN DRIVE. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 503,700 GPD.
 3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
 4. STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.
 5. DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.
 6. POLICE, FIRE, & REG FACILITIES: THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK.
 7. PROJECTED STUDENT POPULATION: A letter noting the following information was sent to Williamson County Schools (WCS) and included with the submittal. Based on data provided by WCS, it's estimated the development will result in an increased student population as follows:
 - 144 Clovercroft Elementary Students (480 x .3 Student/Unit Factor)
 - 60 Woodland Middle School Students (480 x .125 Student/Unit Factor)
 - 48 Centennial High School Students (480 x .1 Student/Unit Factor)
 8. REFUSE STORAGE: TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.
 9. RESTRICTIVE COVENANTS/EASEMENTS: ALL EASEMENTS CAN BE FOUND ON THE RECORDED PLAT. FUTURE EASEMENTS NECESSARY FOR UTILITIES OR ACCESS WILL BE RECORDED AS REQUIRED BY UTILITY PROVIDER OR THE CITY OF FRANKLIN. DIMENSIONS OF PROPOSED UTILITY EASEMENTS MAY VARY BASED ON DEPTH OF THE UTILITY AT FINAL SITE PLANS. IN ADDITION TO THE REGULATIONS SET FORTH BY THE CITY OF FRANKLIN ZONING ORDINANCE AND THE PUD PLAN, THE DEVELOPMENT TEAM WILL ESTABLISH ADDITIONAL GUIDELINES FOR MAINTENANCE, ARCHITECTURE, PARKING, LANDSCAPE, AND OTHER DEVELOPMENT SPECIFICATIONS. THESE GUIDELINES SHALL MEET THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE AND THE APPROVED PUD.
 10. TRIP GENERATION: SEE UPDATED TRAFFIC STUDY PREPARED BY RAGAN-SMITH ON 04/04/2019.

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
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 Murfreesboro, TN
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 ragan-smith.com

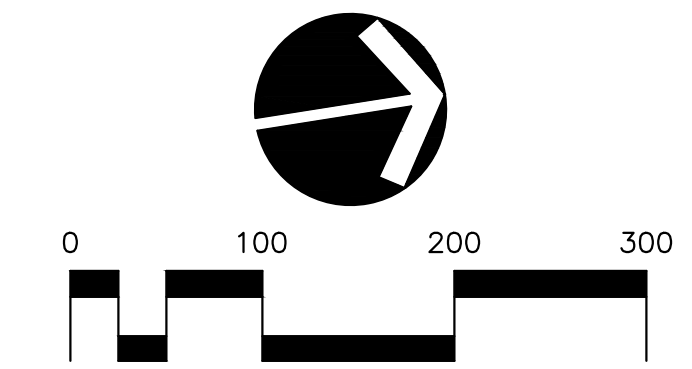


CITY OF FRANKLIN # 6909
AUREUM
 FOR
SS-CH FRANKLIN, LLC
 CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	NO.	DESIGNED	DRAWN	SCALE	DATE	DESCRIPTION	
1221	18-106	WLH	ZDS	1"=100'	2019.04.04	PER CITY COMMENTS	
					1	2019.04.04	REV. #

DATE	REV.	DESCRIPTION
FEBRUARY 11, 2019	1	2019.04.04

REZONING PLAN
C0.1



NOTE:
 BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

CIVIL ENGINEER, LICENSE NO. 41111, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 41111, STATE OF TENNESSEE, LANDSCAPING ARCHITECT, LICENSE NO. 41111, REGISTERED PROFESSIONAL LANDSCAPING ARCHITECT, LICENSE NO. 41111, STATE OF TENNESSEE.