

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CONTACTS

OWNER/DEVELOPER

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6 VOUGA LAYNE
St. LOUIS, MO 63131
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PAMOS@FERRISGROUP.COM

CIVIL

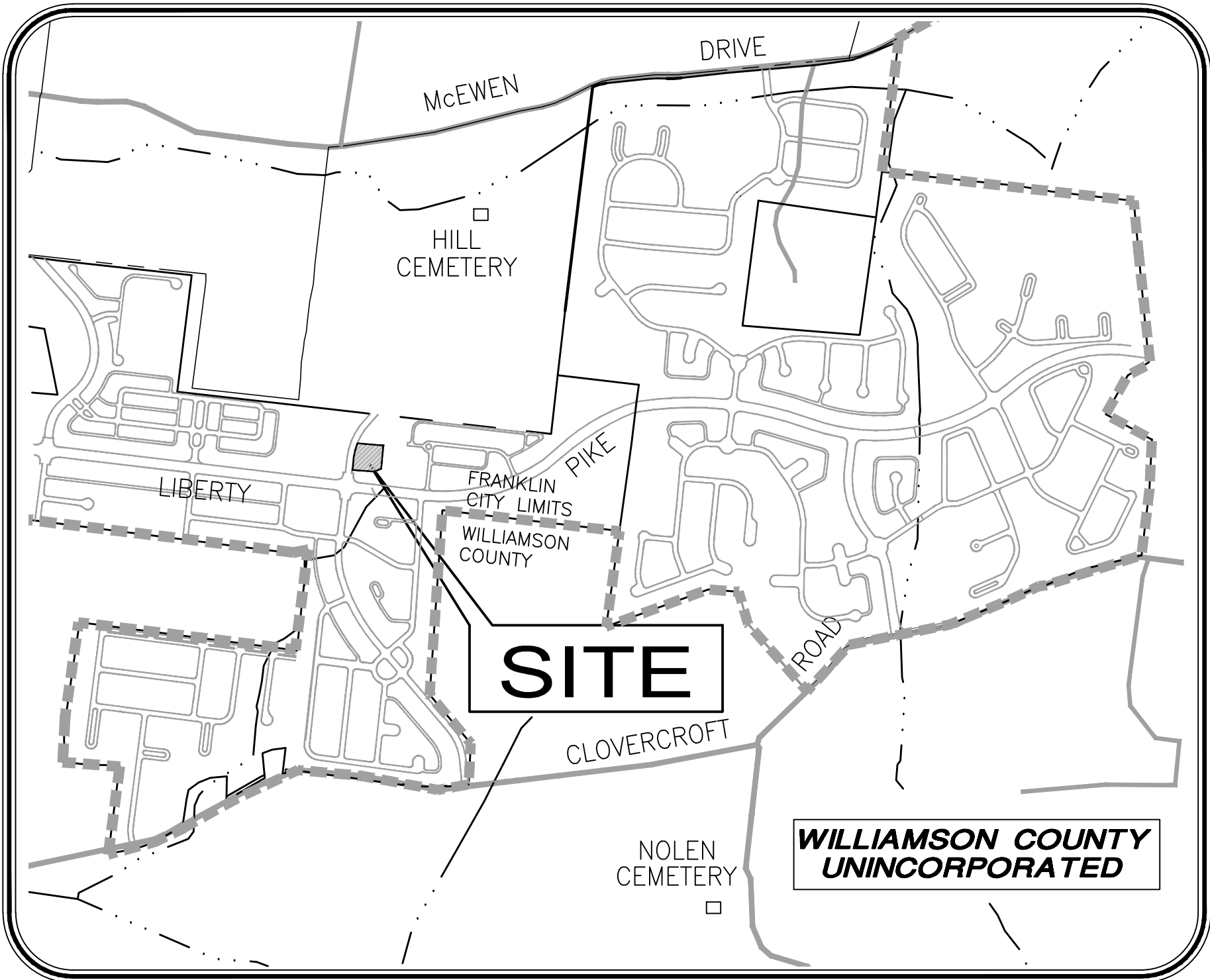
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JEFFREY KAISER
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JEFF.KAISER@TRIARCHITECTS.COM



LOCATION MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C1.0 OVERALL PUD DEVELOPMENT PLAN
C2.1 EXISTING CONDITIONS
C3.1 PUD DEVELOPMENT PLAN
C3.2 FIRE TRUCK PATH
C4.1 CONCEPTUAL GRADING, DRAINAGE AND UTILITIES PLAN

WORKSHOP PLANS

--- RENDERED SITE LAYOUT
--- ARCHITECTURAL RENDERING
--- DESIGN NARRATIVE

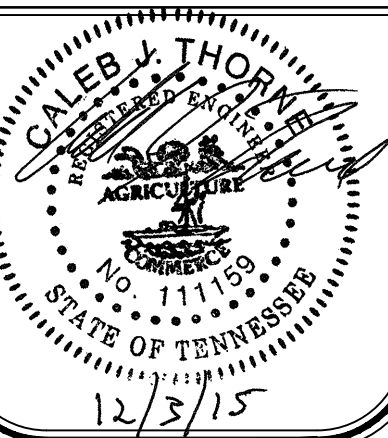
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LAND PLANNERS • CIVIL ENGINEERS
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NASHVILLE
1400 BIRMINGHAM STREET
P.O. BOX 60020
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www.ragansmith.com



FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	15120	WK. ORDER	0344	DESIGNED:	C. THORNE	DRAWN:	B. SHRUM	SCALE:	NO SCALE	DATE:	NOVEMBER 9, 2015	REVISIONS
12-03-15 (6 C.S.) Rev. Per City Comments												

COVER SHEET

C0.0



Know what's below.
Call before you dig.



LINE	BEARING	DISTANCE
L1	N23°12'07"E	12.37'

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NASHVILLE
315 WOODLAND STREET
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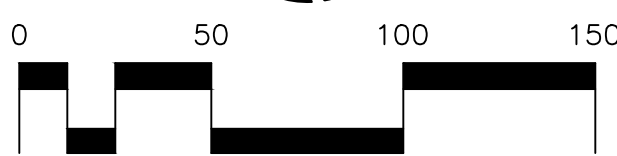
CHATTANOOGA
1410 COWART STREET
CHATTANOOGA, TN 37408
(423) 460-3400

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**MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
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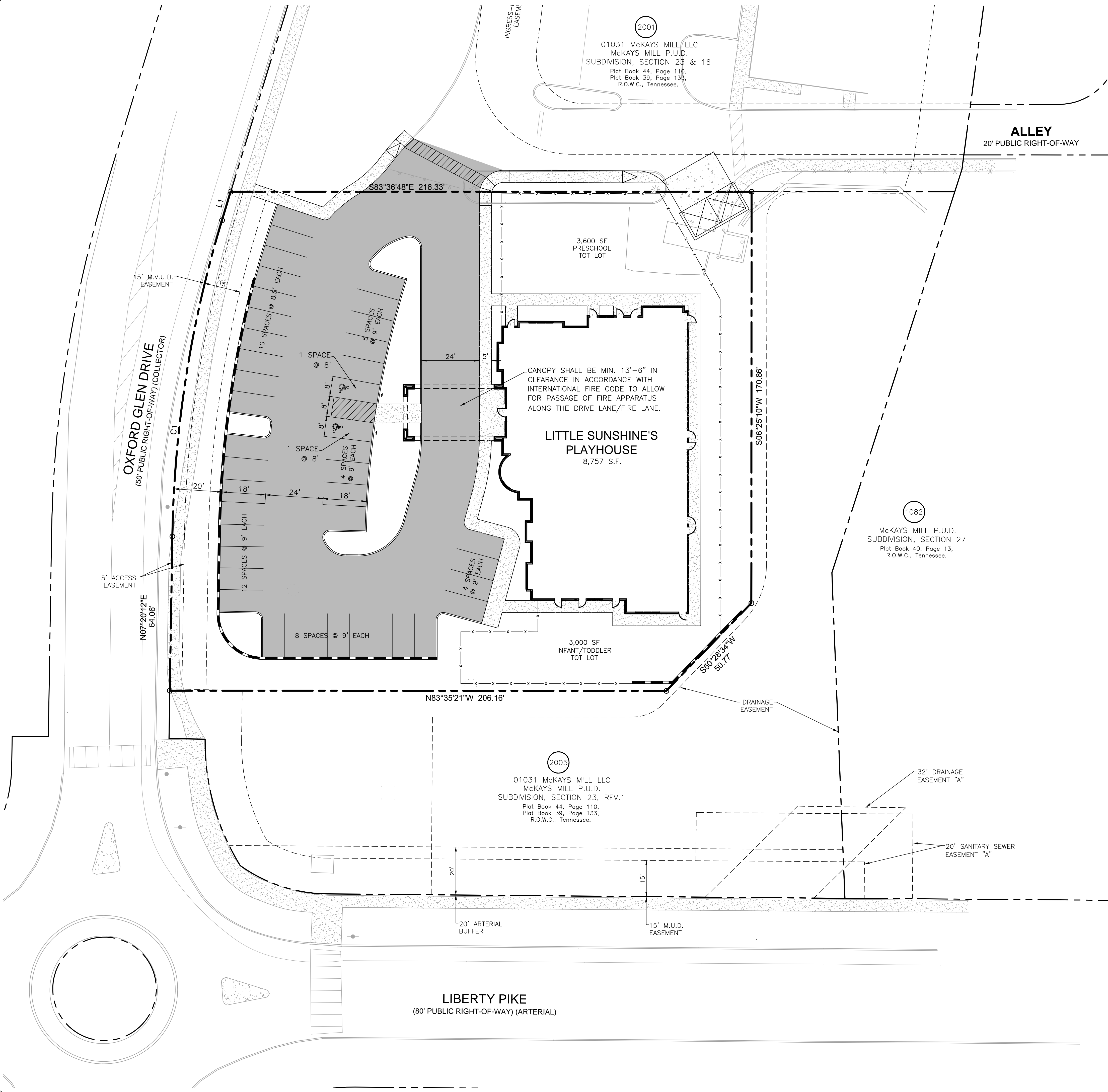
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



EXISTING CONDITIONS

C2.1

01/15/2015 04:11 PM, CHATTANOOGA COUNTY, TENNESSEE, PUD DEVELOPMENT PLAN, SECTION 23, REV. 1, 1:20 SCALE, 11/11/2015 11:30 AM, PLOTTED BY: RAGAN SMITH, INC., 11/11/2015 11:30 AM



SITE DATA:

PROJECT INFORMATION:

NAME:

McKAYS MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

PROPERTY INFORMATION:

CITY OF FRANKLIN PROJECT NUMBER:

2100 OXFORD GLEN DRIVE

STREET ADDRESS:

FRANKLIN

COUNTY:

WILLIAMSON

STATE:

TN

CIVIL DISTRICT:

14th

TAX MAP:

80

PARCEL:

1.06, 1.11 1.12

TOTAL LOTS (2001, 2004 & 2005) SIZE:

3.53 AC. (153,767 SF)

LOT 2004 SIZE:

1.10 AC. (48,029 SF)

LAND USE:

NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

EXISTING ZONING CLASSIFICATION:

SEWARD HALL - 1

CHARACTER AREA OVERLAYS:

CONVENTIONAL

APPLICABLE DEVELOPMENT STANDARDS:

MINIMUM REQUIRED SETBACK LINES:

(FROM PERIMETER OF LOTS 2001, 2004 & 2005)

YARD FRONTING ARTERIAL

50'

SIDE

25'

REAR

40'

OWNER:

MR. PRESTON AMOS

6 VOUGA LANE

ST LOUIS, MO 63131

(314) 600-0235

PAMOS@FERRISGROUP.COM

CIVIL ENGINEER:

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ST LOUIS, MO 63119

(314) 395-9250

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PROPOSED USE AMENDMENT:

TO ADD INSTITUTIONAL/DAYCARE TO

EXISTING COMMERCIAL AREA P.

PROPOSED BUILDING SQUARE FOOTAGE:

8,757 S.F.

PROPOSED BUILDING HEIGHT:

MAX. 35'

PARKING REQUIRED:

18 SPACES

2 SPACES/1,000 S.F. @ 8,757 S.F.:

23 SPACES

1 SPACE/EMPLOYEE:

41 SPACES

TOTAL:

41 SPACES

PARKING PROPOSED:

41 SPACES

FRANKLIN PROJECT #5980

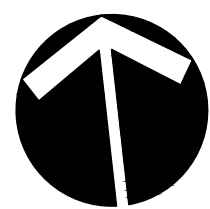
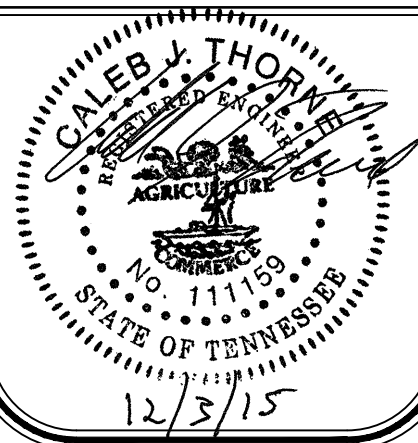
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NASHVILLE, TN 37206
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JOB NO.	15120	WK. ORDER	0344
DESIGNED:	C. THORNE	DRAWN:	B. SHRUM
SCALE:	1" = 20'	DATE:	NOVEMBER 9, 2015
REVISIONS	12-03-15 (B.C.S.) Rev. Per City Comments		

PUD
DEVELOPMENT
PLAN

C3.1

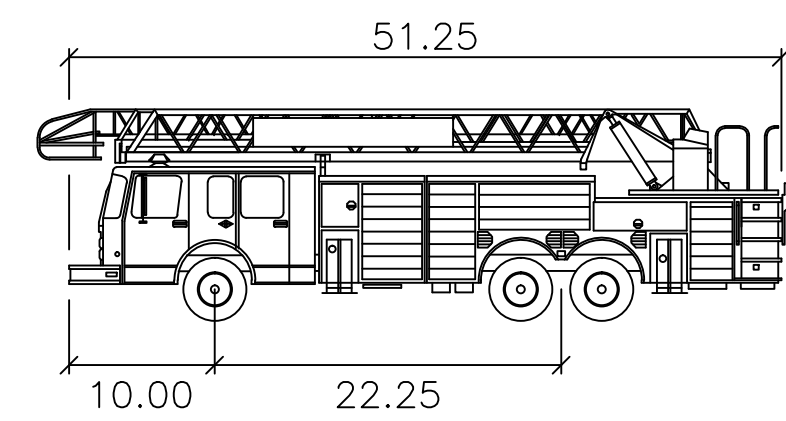


**MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5**

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FRANKLIN PROJECT #5980

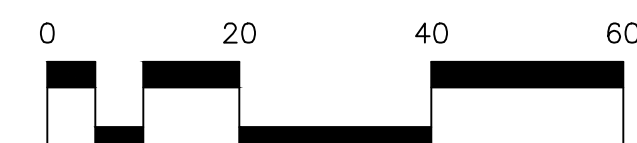
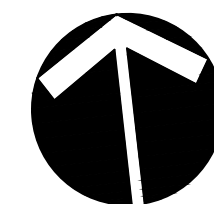


FRANKLIN FIRE TRUCK

NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
REAR TRACK WIDTH:	8'
WHEEL BASE:	21.316'
(FRONT AXLE TO FRONT REAR AXLE)	
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.0417'
WIDTH:	8.333'
REAR OVERHANG:	22.1424'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'



Know what's **below**.
Call before you dig.



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15120	0344	
DESIGNED:	C. THORNE	
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SCALE:	1" = 20'	
DATE:	NOVEMBER 9, 2015	12-03--15 (G.C.S.) Rev. Per City Comments.
		REVISIONS

FIRE TRUCK PATH

C3.2

3.15120-00441 CIVIL ENGINEERING PUD DEVELOPMENT PLAN PLAN SHEET S0344 PUD FIRE TRUCK DWG
PLOTTED BY BOBBY SHRUM ON: 12/3/2015 12:42 PM
LAST UPDATED BY BCS ON: 12/3/2015 12:37 PM



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FAX (615) 244-6739 WWW.RAGANSMITH.COM

JOB NO. 15120-0344
DATE: October 01, 2015



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Site Layout





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315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8881
FAX (615) 244-8739 WWW.RAGANSMITH.COM

JOB NO: 08033-8711
DATE: September 26, 2013



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering



- ***Little Sunshine's Playhouse & Preschool:*** LSP is a national operator of childcare facilities. LSP provides Early Care to children aged 6 weeks to 6 years. LSP's position as a leading innovator in childcare is illustrated by the imaginative, child-friendly design of the building. Every facility is professionally designed to maximize each child's personal experience. In conjunction with enhanced interiors, LSP playgrounds feature natural elements, outdoor play, and a variety of age-appropriate playground equipment.
- ***Facility:*** The Project will be developed as a childcare and preschool facility. The proposed single story building will be approximately 8,757 square feet with two exterior enclosed playgrounds totaling approximately 6,600 square feet.
- ***Architecture:*** The building will be developed using several different exterior materials including Cultured Stone, wood trim and EIFS. The gable roof will include an architectural grade shingle and HVAC equipment will be placed in the rear of the building and screened accordingly.
- ***General Information:*** The location will be operated by a local franchisee. Hours of operation are from 6:00 AM to 6:00 PM.