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

FOR THE FERRIS GROUP



#### OWNER/DEVELOPER

MR. PRESTON AMOS 6 VOUGA LAYNE St. LOUIS, MO 63131 (314) 600-0235 PAMOS@FERRISGROUP.COM

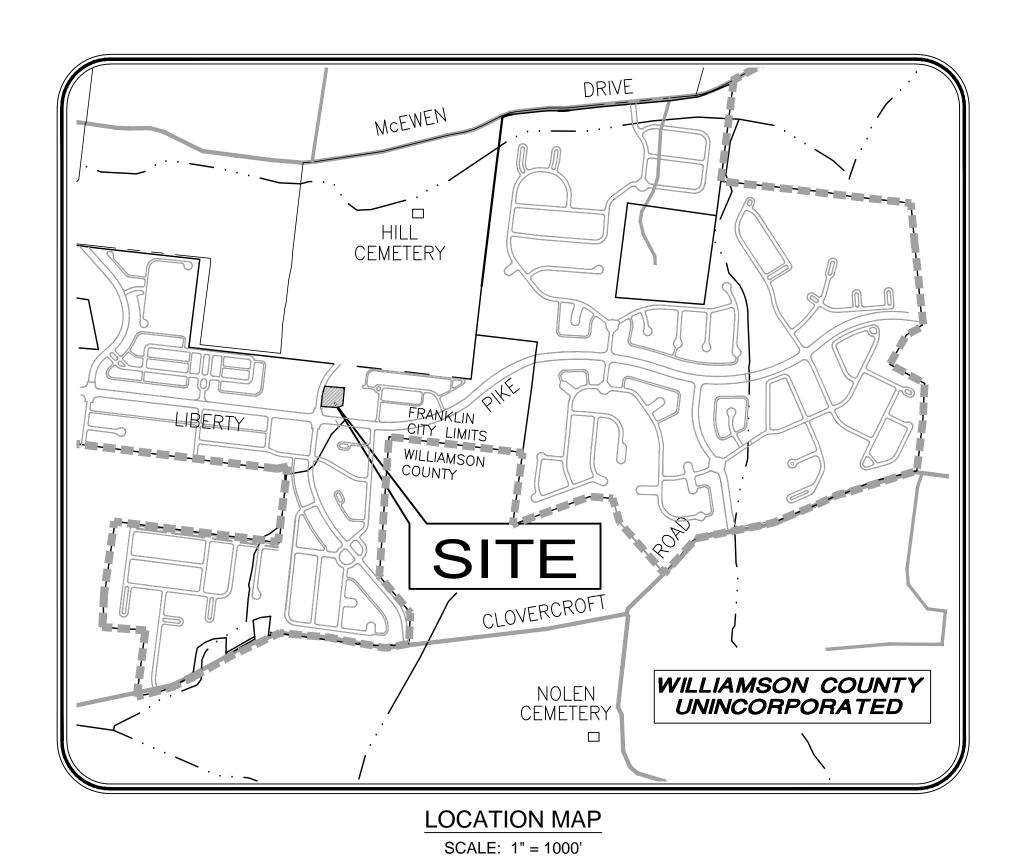
RAGAN-SMITH-ASSOCIATES CALEB THORNE, 315 WOODLAND STREET NASHVILLE, TN 37206 (615) 244-8591 CTHORNE@RAGANSMITH.COM

#### LANDSCAPE ARCHITECTURE

RAGAN-SMITH-ASSOCIATES SCOTT BERNICK 315 WOODLAND STREET NASHVILLE, TN 37206 (615) 244-8591 SBERNICK@RAGANSMITH.COM

#### ARCHITECTURE

TR,i ARCHITECTS JEFFREY KAISER 9812 MANCHESTER RD. St. LOUIS, MO 63119 (314) 395-9250 JEFF.KAISER@TRIARCHITECTS.COM



## INDEX OF SHEETS

DESCRIPTION

**COVER SHEET** 

#### **CIVIL PLANS**

OVERALL PUD DEVELOPMENT PLAN

**EXISTING CONDITIONS** PUD DEVELOPMENT PLAN

FIRE TRUCK PATH

CONCEPTUAL GRADING, DRAINAGE AND UTILITIES PLAN

Know what's below.

Call before you dig.

### WORKSHOP PLANS

RENDERED SITE LAYOUT ARCHITECTURAL RENDERING

**DESIGN NARRATIVE** 

**MCKAY'S** 

23

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**COVER SHEET** 

C0.0

CITY OF FRANKLIN, WILLIAMSON COUNTY, **TENNESSEE** 

COUNTY:

STATE:

PROJECT INFORMATION:

CITY OF FRANKLIN PROJECT NUMBER: **PROPERTY INFORMATION:** STREET ADDRESS: CITY:

CIVIL DISTRICT: TAX MAP: PARCEL: TOTAL LOTS (2001, 2004 & 2005) SIZE: LOT 2004 SIZE: **EXISTING ZONING CLASSIFICATION:** CHARACTER AREA OVERLAYS:

APPLICABLE DEVELOPMENT STANDARDS: MINIMUM REQUIRED SETBACK LINES: (FROM PERIMETER OF LOTS 2001, 2004 & 2005) YARD FRONTING ARTERIAL SIDE

OWNER: **MR. PRESTON AMOS** 6 VOUGA LANE

**CIVIL ENGINEER:** 

NASHVILLE, TN 37206

REAR

St LOUIS, MO 63131 (314) 600-0235 PAMOS@FERRISGROUP.COM

RAGAN SMITH ASSOCIATES MR. CALEB THORNE 315 WOODLAND STREET

PROJECT DESCRIPTION:

(615) 244-8591 CTHORNE@RAGANSMITH.COM

REQUESTED USE AMENDMENT **EXISTING ZONING:** PROPOSED USE(S): PROPOSED DEVELOPMENT STANDARD

**RESIDENTIAL UNITS:** RESIDENTIAL DENSITY: **EXISTING BUILDING SQUARE FOOTAGE:** PROPOSED BUILDING SQUARE FOOTAGE: BEDROOMS BREAKDOWN: ALLOWABLE BUILDING HEIGHT: PROPOSED BUILDING HEIGHT: PARKING REQUIRED:

2 SPACES/1,000 S.F. @ 8,757 S.F.: 1 SPACE/EMPLOYEE PARKING PROPOSED:

% & ACREAGE OF ORIGINAL CANOPY COVER: % & ACREAGE OF TREE COVER REQUIRED: % & ACREAGE OF PRESERVED CANOPY PROVIDED: SPECIMEN TREE REPLACEMENT: SPECIMEN TREES BEING REMOVED: FORMAL OPEN SPACE AREA REQUIRED: FORMAL OPEN SPACE AREA PROVIDED: INFORMAL OPEN SPACE REQUIRED: INFORMAL OPEN SPACE PROVIDED: **REQUIRED BUFFERS:** PROPOSED BUFFERS: REQUIRED CONNECTIVITY INDEX:

**BUILDING SETBACKS:** MINIMUM LANDSCAPE SURFACE RATIO REQUIRED: LANDSCAPE SURFACE RATIO PROVIDED:

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

2100 OXFORD GLEN DRIVE FRANKLIN WILLIAMSON 14th 1.06,1.11 & 1.12 3.53 AC. (153,767 SF) 1.10 AC. (48,029 SF) NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) SEWARD HALL - 1 CONVENTIONAL

TR,i ARCHITECTS

MR. JEFFREY KAISER 9812 MANCHESTER RD. St LOUIS, MO 63119 (314) 395-9250 JEFF.KAISER@TRIARCHITECTS.COM

TO ADD INSTITUTIONAL/DAYCARE TO EXISTING COMMERCIAL AREA P. NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) INSTITUTIONAL/DAYCARE CONVENTIONAL

N/A (FOR LOT 2004) 8,757 S.F. N/A MAX. 35' 18 SPACES 23 SPACES

41 SPACES 41 SPACES 14.61% / .51 AC (FOR LOTS 2001, 2004, 2005) 3.80% / .13 AC (FOR LOTS 2001, 2004, 2005) 14.38% / .50 AC (FOR LOTS 2001, 2004, 2005) N/A - NO SPECIMENS BEING REMOVED

N/A - PER APPROVED PLAN N/A (FOR LOTS 2001, 2004, 2005) N/A (FOR LOTS 2001, 2004, 2005) N/A (FOR LOT 2004) N/A (FOR LOT 2004)

0.46 AC (FOR LOTS 2001, 2004, 2005)

PROPOSED CONNECTIVITY INDEX WILL MATCH EXISTING INDEX SAME AS EXISTING 0.30

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OVERALL PUD DEVELOPMENT PLAN

COMPLIANCE WITH THE LAND USE PLAN AND SURROUNDINGS - CURRENTLY THE PROPOSED PLAN IS FOLLOWING THE EXISTING AND PROPOSED LAND USES.

TRANSITIONAL FEATURES - IT IS NOT CURRENTLY ANTICIPATED TO HAVE A TRANSITIONAL FEATURE ABOVE THE CURRENT CONDITIONS. WATER FACILITIES - MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THESE PARCELS. THE PROPOSED ADDITION OF SQUARE FOOTAGES FOR EACH PHASE DO

SEWER FACILITIES - THE CITY OF FRANKLIN WILL PROVIDE SEWER SERVICE FOR THE DEVELOPMENT. REUSE WATER FACILITIES - CURRENTLY NO WATER REUSE LINES EXIST FOR THE EXISTING DEVELOPMENT AND IT IS NOT ANTICIPATED THE PROPOSED EXPANSIONS WILL BE

DRAINAGE FACILITIES - STORMWATER QUANTITY AND QUALITY ARE ALREADY EXISTING ON LOT 2005. CALCULATIONS WILL BE VERIFIED WITH SITE PLAN SUBMITTAL. POST DEVELOPMENT FLOWS WILL FOLLOW THE SAME GENERAL PATTERN OF PREDEVELOPMENT FLOWS. BECAUSE THE SITE WILL BE IN COMPLIANCE WITH FRANKLIN STANDARDS,

LOCAL STREET PLAN -IT IS NOT ANTICIPATED TO ADJUST THE EXISTING STREET PLAN FOR THE PROPOSED EXPANSIONS.

POLICE STATION - DUE TO THE EXISTING POLICE PRESENCE IN THE AREA, IT IS NOT ANTICIPATED THAT ADDITIONAL PATROLS WILL BE NECESSARY. FIRE STATION - THE SITE IS LOCATED 0.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THIS SITE IS WITHIN THE CURRENT SERVICE AREA OF STATION 6. DUE TO ADEQUATE WATER SUPPLY FROM MALLORY VALLEY UTILITY DISTRICT, IT IS NOT ANTICIPATED THAT THIS DEVELOPMENT WILL PRESENT ANY ATPYICAL FIRE

PROTECTION REQUIREMENTS. RECREATIONAL FACILITIES - THE PROPOSED S.F. INCREASE OF THE DEVELOPMENT IS NOT ANTICIPATED TO REQUIRE ANY ADDITIONAL RECREATIONAL FACILITIES. STUDENT POPULATION - THE PROPOSED S.F. INCREASE OF THE DEVELOPMENT IS NOT ANTICIPATED TO CREATE AN INCREASE IN STUDENT POPULATION.

REFUSE STORAGE AND SANITATION COLLECTION - SEE SHEET C3.1. MINERAL RIGHTS - BASED ON THE MOST RECENT TITLE COMMITMENTS PROVIDED, NO MINERAL RIGHTS OTHER THAN THOSE OF THE PROPERTY OWNER, EXIST ON THE SITE. HISTORIC STRUCTURES - NO HISTORIC OR ARCHITECTURALLY SIGNIFICANT STRUCTURES OR RESOURCES ARE KNOWN TO EXIST ON THE PROPERTY OR WITHIN 500' OF THE

ARCHITECTURAL INTENT - SEE ARCHITECTURAL RENDERING GENERAL LIGHTING PLAN INTENT - SITE LIGHTING WILL BE DETAILED WITH SITE PLAN DEVELOPMENT AND WILL COMPLY WITH CITY OF FRANKLIN STANDARD REQUIREMENTS AS

DESCRIBED IN SECTION 5.11 OF THE ZONING ORDINANCE.

**FLOOD INFORMATION:** FEMA MAP #:

EFFECTIVE DATE: **SEPTEMBER 29, 2006** 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. 47187C60220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47187C, PANEL NO. 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN.

#### **GEOTECHNICAL INFORMATION:**

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE, HOWEVER THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

PROP_STREE OWNER1 OWNER2 OWN_STREET  1400 LIBERTY PK 01031 MCKAYS LLC 1400 POINSETTIA AVE 1004 CANDYTUFT CT  2090 OXFORD GLEN DR 01031 MCKAYS LLC 1400 POINSETTIA AVE 1008 CANDYTUFT CT  1401 LIBERTY PK ONATE RAUL FONSECA ROMAN 3205 S CHURCH ST 1011 CANDYTUFT CT  1415 LIBERTY PK EVANS FRANKLIN DRUGSTORE LLC PO BOX 1159 1009 CANDYTUFT CT
1400 LIBERTY PK01031 MCKAYS LLC1400 POINSETTIA AVE1004 CANDYTUFT CT2090 OXFORD GLEN DR01031 MCKAYS LLC1400 POINSETTIA AVE1008 CANDYTUFT CT1401 LIBERTY PKONATE RAULFONSECA ROMAN3205 S CHURCH ST1011 CANDYTUFT CT
1400 LIBERTY PK01031 MCKAYS LLC1400 POINSETTIA AVE1004 CANDYTUFT CT2090 OXFORD GLEN DR01031 MCKAYS LLC1400 POINSETTIA AVE1008 CANDYTUFT CT1401 LIBERTY PKONATE RAULFONSECA ROMAN3205 S CHURCH ST1011 CANDYTUFT CT
2090 OXFORD GLEN DR 01031 MCKAYS LLC 1400 POINSETTIA AVE 1008 CANDYTUFT CT 1401 LIBERTY PK ONATE RAUL FONSECA ROMAN 3205 S CHURCH ST 1011 CANDYTUFT CT
1401 LIBERTY PK ONATE RAUL FONSECA ROMAN 3205 S CHURCH ST 1011 CANDYTUFT CT
1415 LIBERTY PK EVANS FRANKLIN DRUGSTORE LLC PO BOX 1159 1009 CANDYTUFT CT
1400 LIBERTY PK 01031 MCKAYS LLC 1400 POINSETTIA AVE 1007 CANDYTUFT CT
2100 OXFORD GLEN DR OXLIB LLC 5042 THOROUGHBRED LN #200 1005 CANDYTUFT CT
1420 LIBERTY PK 01031 MCKAYS LLC 1400 POINSETTIA AVE 1003 CANDYTUFT CT
LIBERTY PK MCKAYS MILL SINGLE FAMILY SUBASSOC I 2200 HILLSBORO RD #2200 2003 DAYLILY DR
LIBERTY PK MCKAYS MILL MASTER ASSOC INC 2200 HILLSBORO RD #2200 2005 DAYLILY DR
1000 DUNROBIN DR JOSHI RIGVED P MARATHE SHRUTI G 1000 DUNROBIN DR 1001 BUDDLEIA LN
1002 DUNROBIN DR POWERS DANIEL B 1002 DUNROBIN DR 1005 BUDDLEIA LN
1004 DUNROBIN DR HARRIS QUINTON P 3647 HIGHLAND GLEN WAY W 1007 BUDDLEIA LN
1300 PEMBERTON HEIGHTS DR SPERANZA ATTILIO SPERANZA CARMELA 1300 PEMBERTON HEIGHTS DR 2006 DAYLILY DR
1302 PEMBERTON HEIGHTS DR CARTER GARY D CARTER TRINA M 1302 PEMBERTON HEIGHTS DR LIBERTY PK
1304 PEMBERTON HEIGHTS DR SIMMONS JEFFREY L SIMMONS LISA L 1304 PEMBERTON HEIGHTS DR 1120 HUDSON LN
1306 PEMBERTON HEIGHTS DR BEAN CHARLES BEAN SAMANTHA JEAN 1306 PEMBERTON HEIGHTS DR 1122 HUDSON LN
1308 PEMBERTON HEIGHTS DR ADAMS MELISSA D 1308 PEMBERTON HEIGHTS 1124 HUDSON LN
1007 DUNROBIN DR WARREN SHARRON LANE CHRIS MILLS 1007 DUNROBIN DR 1126 HUDSON LN
1005 DUNROBIN DR WHEAT EARL H TR WHEAT BARBARA TR 1005 DUNROBIN DR 1128 HUDSON LN
1003 DUNROBIN DR FRUETEL MATTHEW N FRUETEL AMY B 1003 DUNROBIN DR 1130 HUDSON LN
1001 DUNROBIN DR OXFORD JUDY BENEDICT GRANT 1001 DUNROBIN DR 1401 BAFFIN LN
1513 LIBERTY PK SIDES ALISA 1513 LIBERTY PK HUDSON LN
1511 LIBERTY PK WIEST CORISSA A WIEST KURT J 1511 LIBERTY PK 1125 HUDSON LN
1509 LIBERTY PK MCCULLOUGH BENJAMIN M MCCULLOUGH CHRISTIE M 1319 LIBERTY PK 1123 HUDSON LN
1507 LIBERTY PK CHESHIER MELISA CHESHIER ROMMIE 1507 LIBERTY PK 1121 HUDSON LN
1505 LIBERTY PK FLAX JEREMY R 1505 LIBERTY PK LIBERTY PK
OXFORD GLEN DR MCKAYS MILL SINGLE FAMILY SUBASSOC I 2200 HILLSBORO RD #2200 1524 LIBERTY PK
CANDYTUFT CT GARDEN CLUB HOMEOWNERS ASSOC INC 50 VANTAGE WAY #100 1522 LIBERTY PK
1002 CANDYTUFT CT HOPWOOD JEREMY HOPWOOD EMILY GATES 1002 CANDYTUFT CT 1520 LIBERTY PK

RUSSELL PETER KENT JR RUSSELL KAREN A 1004 CANDYTUFT CT 1008 CANDYTUFT CT SELLS ROBERT SELLS NIKKI WATFORD KEVIN M WATFORD ELISABETH 2612 S HIGHLANDS DR ATENHAN KEVIN W 1009 CANDYTUFT CT ATENHAN MARY L KATINA JAMES M KATINA CHRISTINE M 1007 CANDYTUFT CT CALVO INGRID 1005 CANDYTUFT CT 1003 CANDYTUFT CT BEEDING TIMOTHY R WEN GELONG SIEFKES JUSTIN T SIEFKES LAURA R 2005 DAYLILLY DR THIEDE JAMES R THIEDE TONI L 1001 BUDDLEIA LN HORDICHUK DARCY D HORDICHUK LISA 1005 BUDDLEIA LN KUHARSKI MARK F KUHARSKI DEBORAH D 1007 BUDDLEIA LN CHUNG SOON YE CHUNG DO MYUN 2006 DAYLILY DR JONES LAND COLLO 1221 LIBERTY PK HAMLET TERRY A 9241 OAK ALLEY DR AUGUST GROUP LLC PO BOX 3725 WILBURN CONNIE 1124 HUDSON LN MACINTYRE CHRISTINA H MACINTYRE SCOTT D

JUNEJA ANUPAMA

MOTIHAR VANDANA

NANDREY HARNEET

LUAN LIMING

ADKINS DANIEL E

JONES LAND CO LLC

MYHRE DONALD L JR

COLLINS JAMES E

**DHINGRA HITESH** 

JONES LAND COLLC

MOOLCHANDANI JAI R

NANDREY AMRIT SINGH

LANIUS MICHELLE S

CORNERSTONE CHILDCARE PROJECT LLC

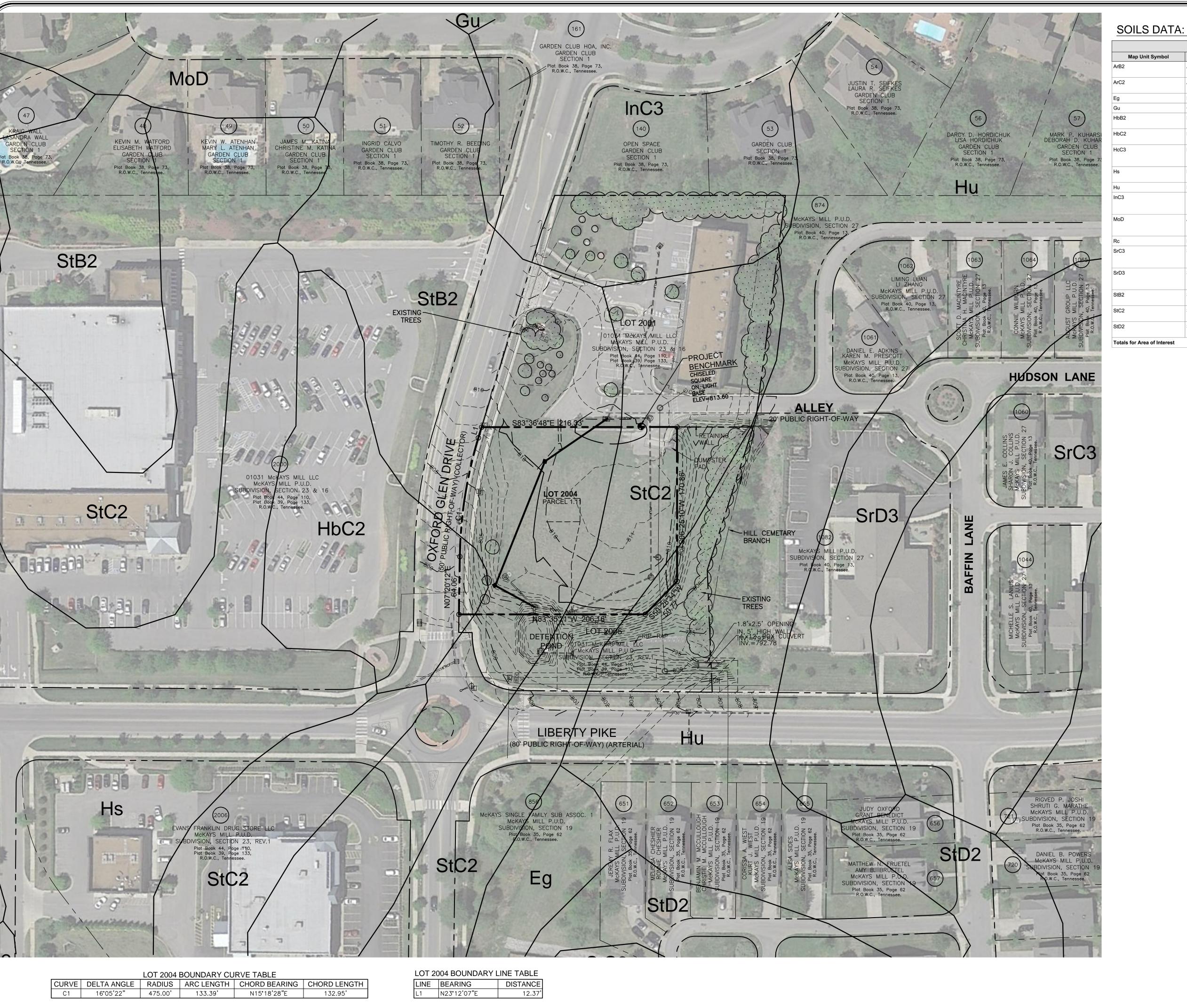
1126 HIDDEN LN 1128 HUDSON LN PRESCOTT KAREN M 1130 HUDSON LN 3000 EASTPOINT PKW 1221 LIBERTY PK COLLINS SHARON J 1125 HUDSON LN

1123 HUDSON LN 1121 HUDSON LN 1221 LIBERTY PK

1520 LIBERTY PK

1524 LIBERTY PK 1522 LIBERTY PK





Williamson County, Tennessee (TN187)						
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI			
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	0.2	0.6%			
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded		0.0%			
Eg	Egam silt loam, phosphatic 0.4		1.0%			
Gu	Gullied land 0.0		0.0%			
HbB2	Hampshire silt loam, 2 to 5 percent slopes, eroded	1.3	3.0%			
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded 1.4		3.3%			
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded	1.7	3.9%			
Hs	Huntington cherty silt loam, 4 phosphatic		9.6%			
Hu	Huntington silt loam, phosphatic	7.0	16.6%			
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded	2.2	5.2%			
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	1.0	2.4%			
Rc	Rockland	0.0	0.0%			
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	5.7	13.3%			
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	2.0	4.7%			
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded 8.		20.7%			
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	5.0	11.8%			
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	1.6	3.9%			
Totals for Area of Interest		42.4	100.0%			

SMITH

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VISION SUBDIVISION, RRIS MILL P.U. **MCKAY'S** 

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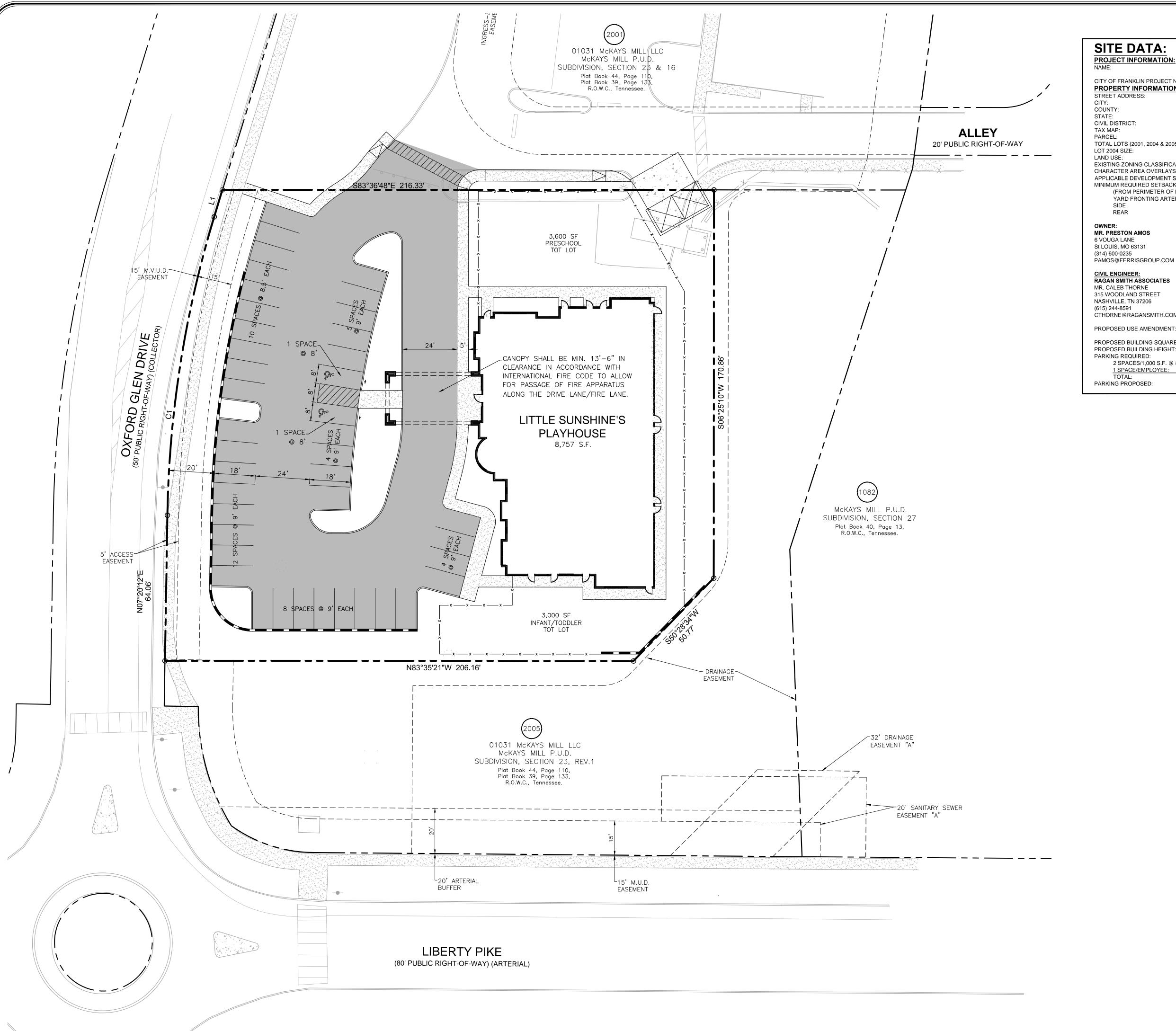
. ORDER 0344

15120 DESIGNED: **EXISTING** CONDITIONS

C2.1

Know what's below.

Call before you dig.



PROJECT INFORMATION:

CITY OF FRANKLIN PROJECT NUMBER: PROPERTY INFORMATION:

TOTAL LOTS (2001, 2004 & 2005) SIZE: EXISTING ZONING CLASSIFICATION: CHARACTER AREA OVERLAYS: APPLICABLE DEVELOPMENT STANDARDS: MINIMUM REQUIRED SETBACK LINES:

(FROM PERIMETER OF LOTS 2001, 2004 & 2005) YARD FRONTING ARTERIAL

MR. PRESTON AMOS

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES MR. CALEB THORNE

NASHVILLE, TN 37206 CTHORNE@RAGANSMITH.COM PROPOSED USE AMENDMENT:

PROPOSED BUILDING SQUARE FOOTAGE: PROPOSED BUILDING HEIGHT: PARKING REQUIRED: 2 SPACES/1,000 S.F. @ 8,757 S.F.: 1 SPACE/EMPLOYEE:

McKAY'S MILL P.U.D. SUBDIVISION, SECTION 23

CONCEPT PLAN, REVISION 5 2100 OXFORD GLEN DRIVE FRANKLIN WILLIAMSON 14th

1.06, 1.11 1.12 3.53 AC. (153,767 SF) 1.10 AC. (48,029 SF)

NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) SEWÀRD HALL - 1 CONVENTIONAL

ARCHITECT: TR,i ARCHITECTS

MR. JEFFREY KAISER 9812 MANCHESTER RD. St LOUIS, MO 63119 (314) 395-9250 JEFF.KAISER@TRIARCHITECTS.COM

TO ADD INSTITUTIONAL/DAYCARE TO EXISTING COMMERCIAL AREA P. 8,757 S.F. MAX. 35'

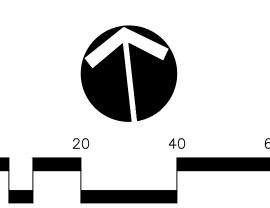
18 SPACES 23 SPACES 41 SPACES 41 SPACES

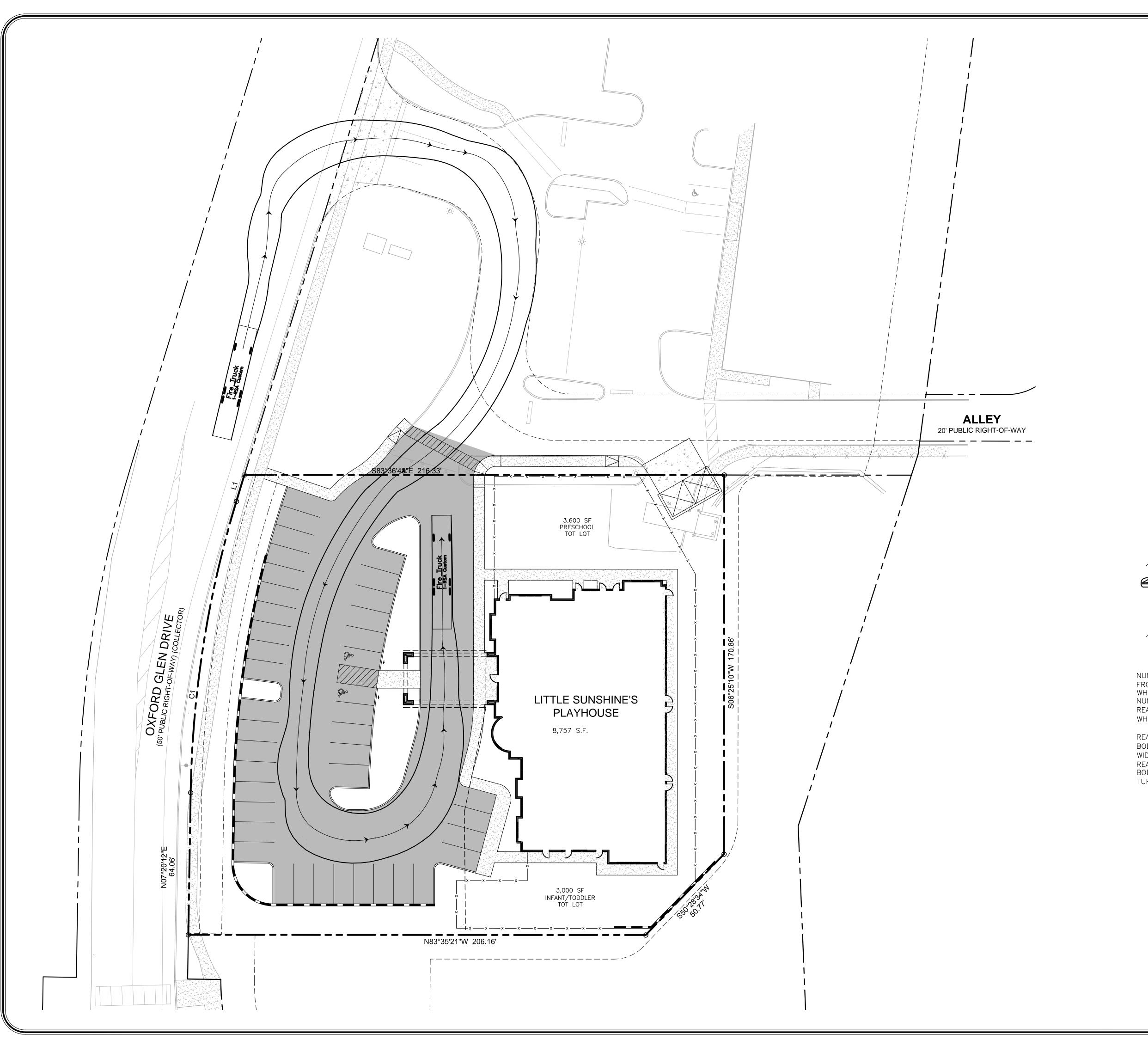
PUD DEVELOPMENT PLAN

JOB NO. 15120

Know what's below.

Call before you dig.









IVISION, SECTION REVISION 5

FRANKLIN

**MCKAY'S** 

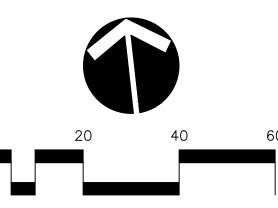
THE FERRIS GROUP

10.00<sup>1</sup> 22.25 <sup>1</sup> FRANKLIN FIRE TRUCK

51.25

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

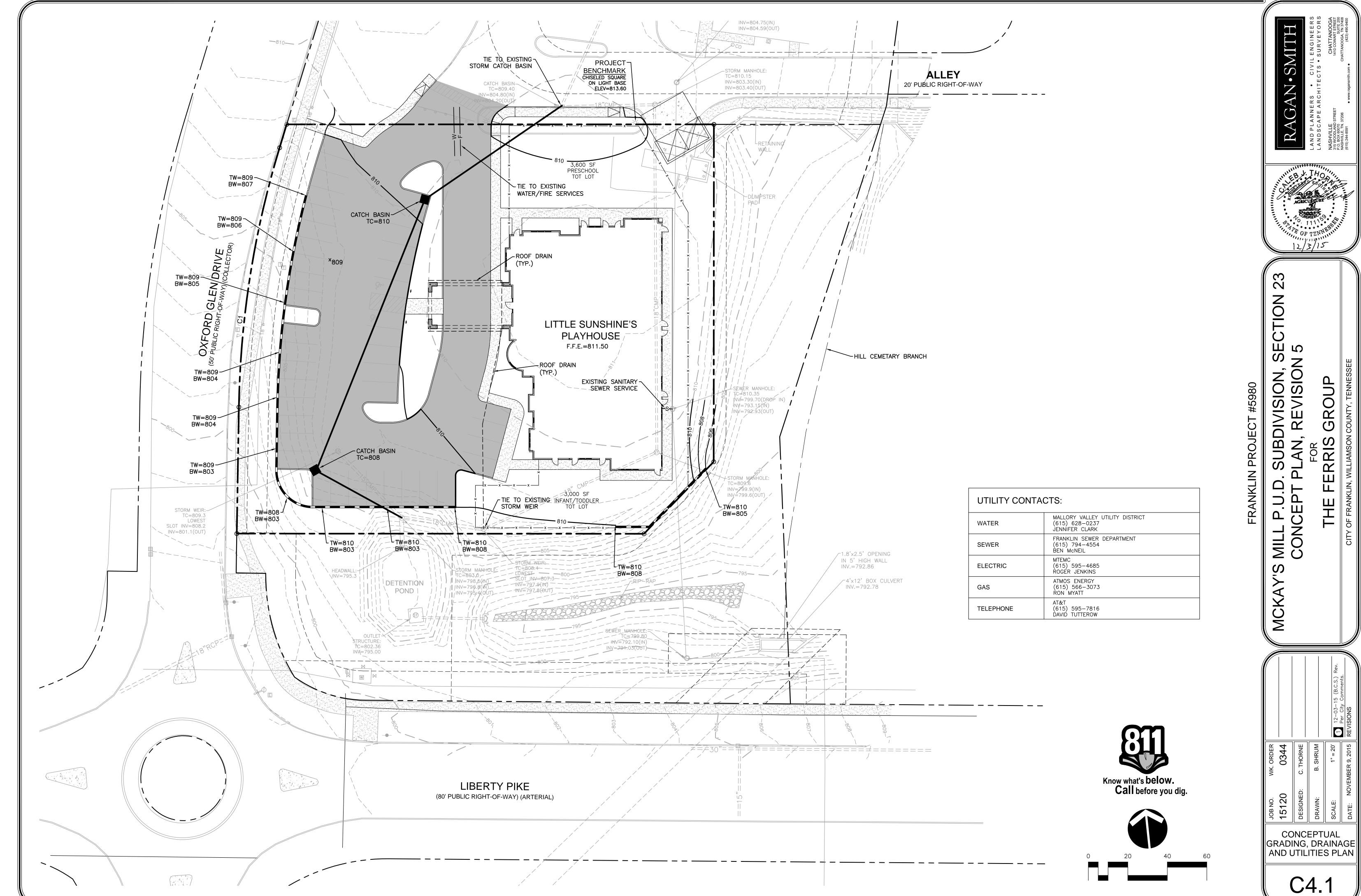




				12-03-15 (B.C.S.) Rev.	REVISIONS
WK. ORDER	0344	C. THORNE	B. SHRUM	1" = 20'	OVEMBER 9, 2015

FIRE TRUCK PATH

C3.2

















# 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.





