

HARPETH SQUARE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

OWNERS

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
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PHONE: 202.257.5260

DEVELOPER

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
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APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT

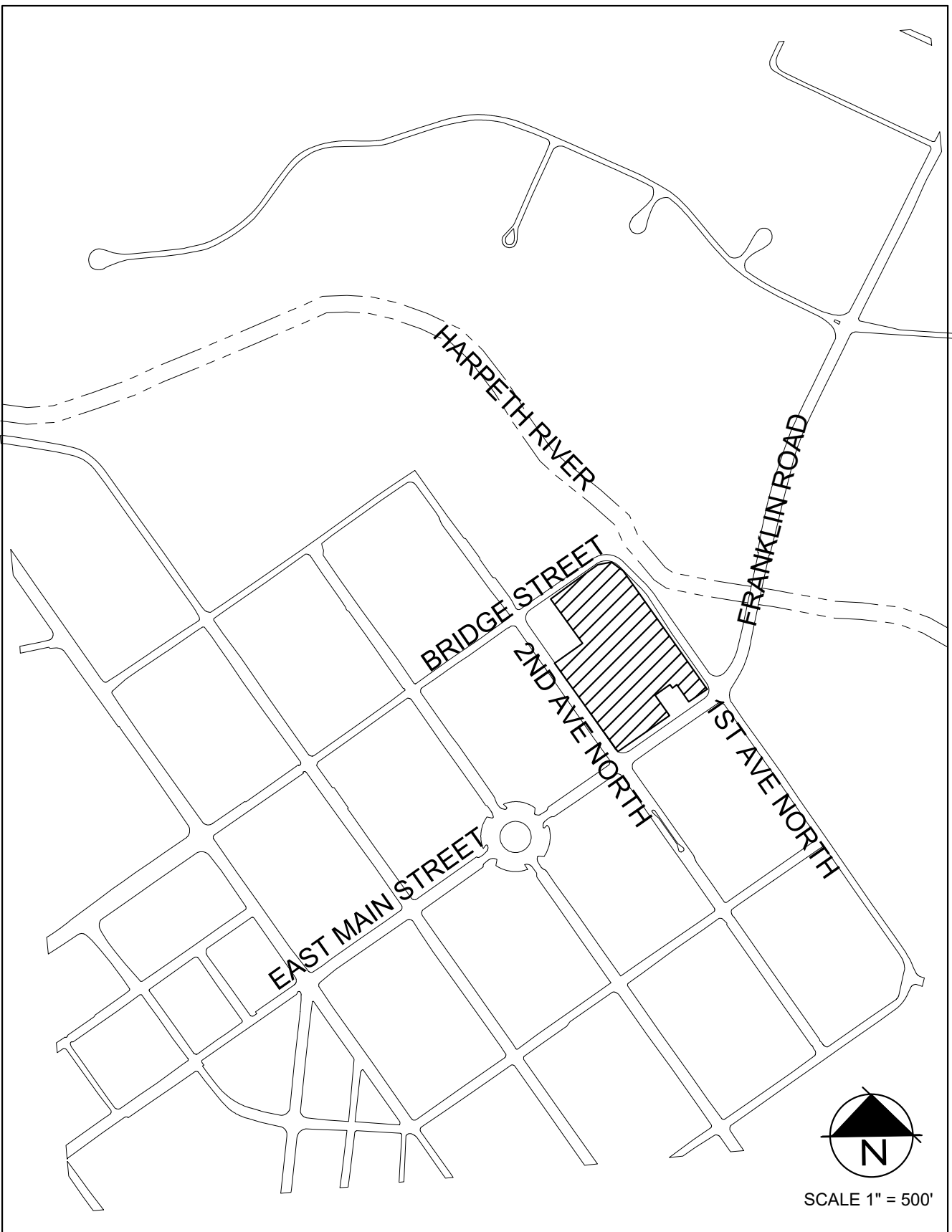
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



SHEET INDEX

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PURPOSE STATEMENT

Harpeth Associates recently acquired the property known as the City Farmhouse Lot located on Bridge Street. This proposed revision to the Development Plan of Harpeth Square incorporated this new area into the plan. The revision includes the following:

1. Addition of 0.23 Acres of land located at 111 Bridge Street.
2. Addition of 9 residential apartments
3. Addition of a courtyard amenity for the residential
4. Removal of the access from the parking garage to 1st Avenue. This access is removed to eliminate safety concerns from oncoming traffic from Bridge Street to 1st Avenue. The new traffic distributions have been analyzed by Fischbach Transportation and included in a new study.
5. There are no changes to the size of the hotel
6. The total square footage of retail has been reduced by 5000 square feet.
7. Addition of a new Modification of Standards requesting the use of Parkland Fees to be used for pedestrian connections to Bicentennial Park. Both greenway trails and sidewalk connections will be considered.

NEW MODIFICATION OF STANDARDS

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.

NEW MODIFICATION OF STREET STANDARDS

1. Request to have a mid-block access on East Main Street which is a Major Arterial. The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals.

SPECIAL REQUEST

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

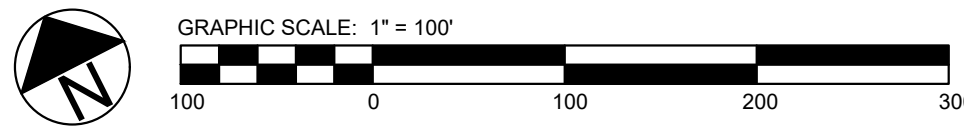
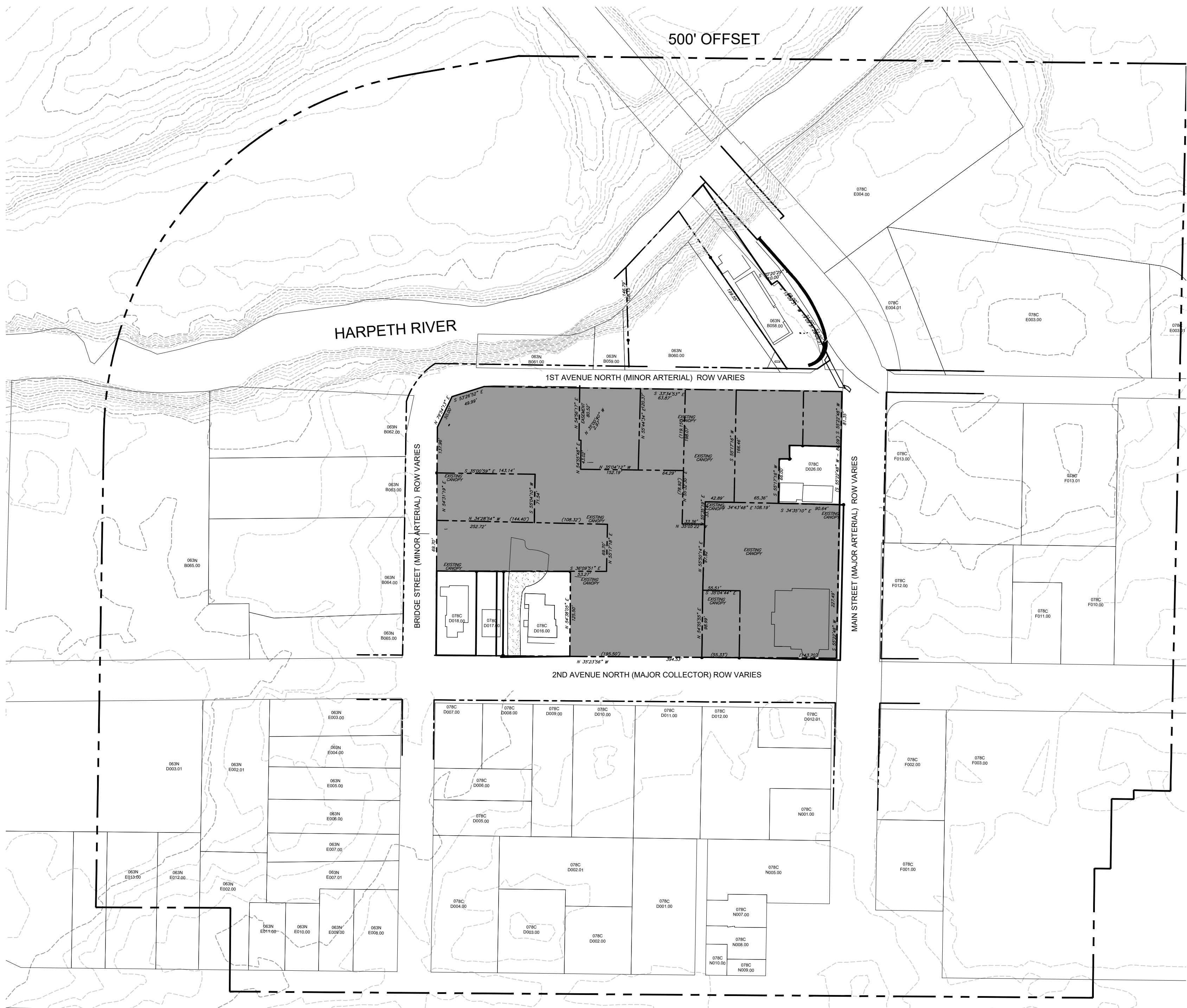
Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 69°34'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.52' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

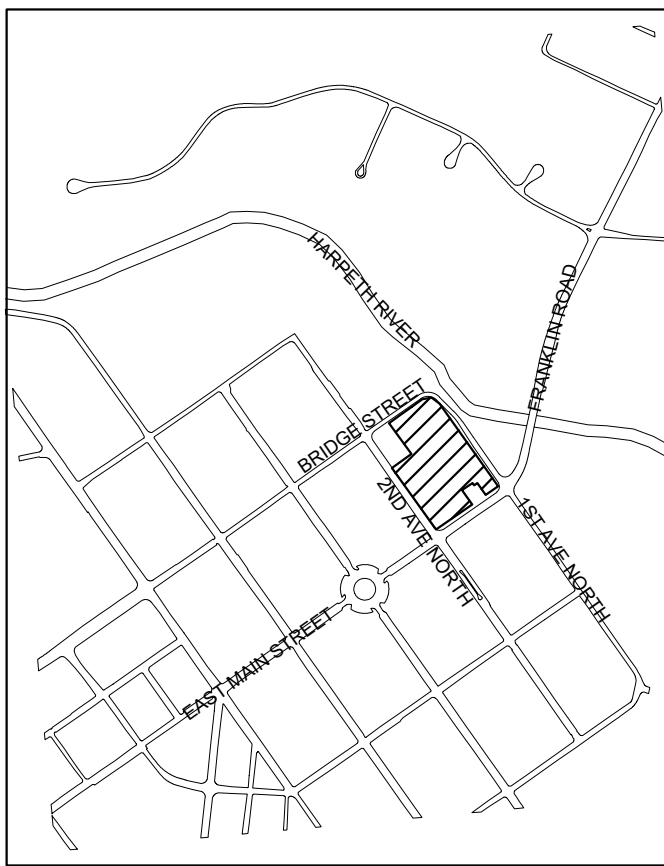
THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W - 80.64' to an iron rod;
N 60°10'34" E - 66.60' to an iron rod;
S 30°24'06" E - 16.31' to an iron rod;
N 50°58'10" E - 20.00' to a point;
S 30°25'12" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP



SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 35000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)

CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,950 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.287.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambles200@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 63,291
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
BUILDING HEIGHT: N/A
LANDSCAPE SURFACE RATIO: NO
MINIMUM LANDSCAPE RATIO: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.4 DUA
RESIDENTIAL DENSITY: 12.2 AC PRESERVED (SEE MOS REQUEST)
TREE CANOPY: 3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	NEITHER	AGRICULTURE
063N-B05800	94-98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURRESSBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	NEITHER	INSTITUTIONAL
063N-D00301	N WAGGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZI ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROULTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	GPC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01800	144 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01900	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D02000	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02100	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02200	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02300	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02400	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	3865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02500	121 1ST AVE S	ENTRUST TENNESSEE INC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-D02600	121 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	151 AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILL TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-L	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	RMREC EDWARD H REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078C-N00100	212-214 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

GDC

GAMBLE

DESIGN COLLABORATIVE

LANDSCAPE ARCHITECTURE

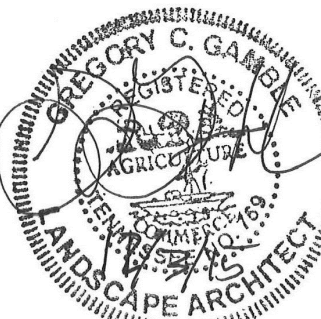
DATE: NOV 9, 2015

906

STUDIO

ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE

144 SOUTHEAST PARKWAY

SUITE 230

FRANKLIN, TENNESSEE 37064

GREG GAMBLES

greggambles200@gmail.com

615.975.5765

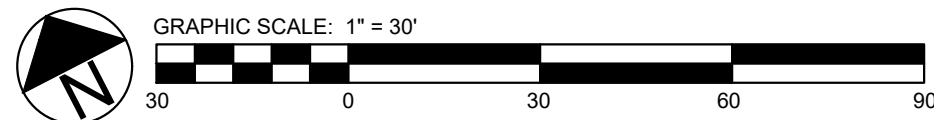
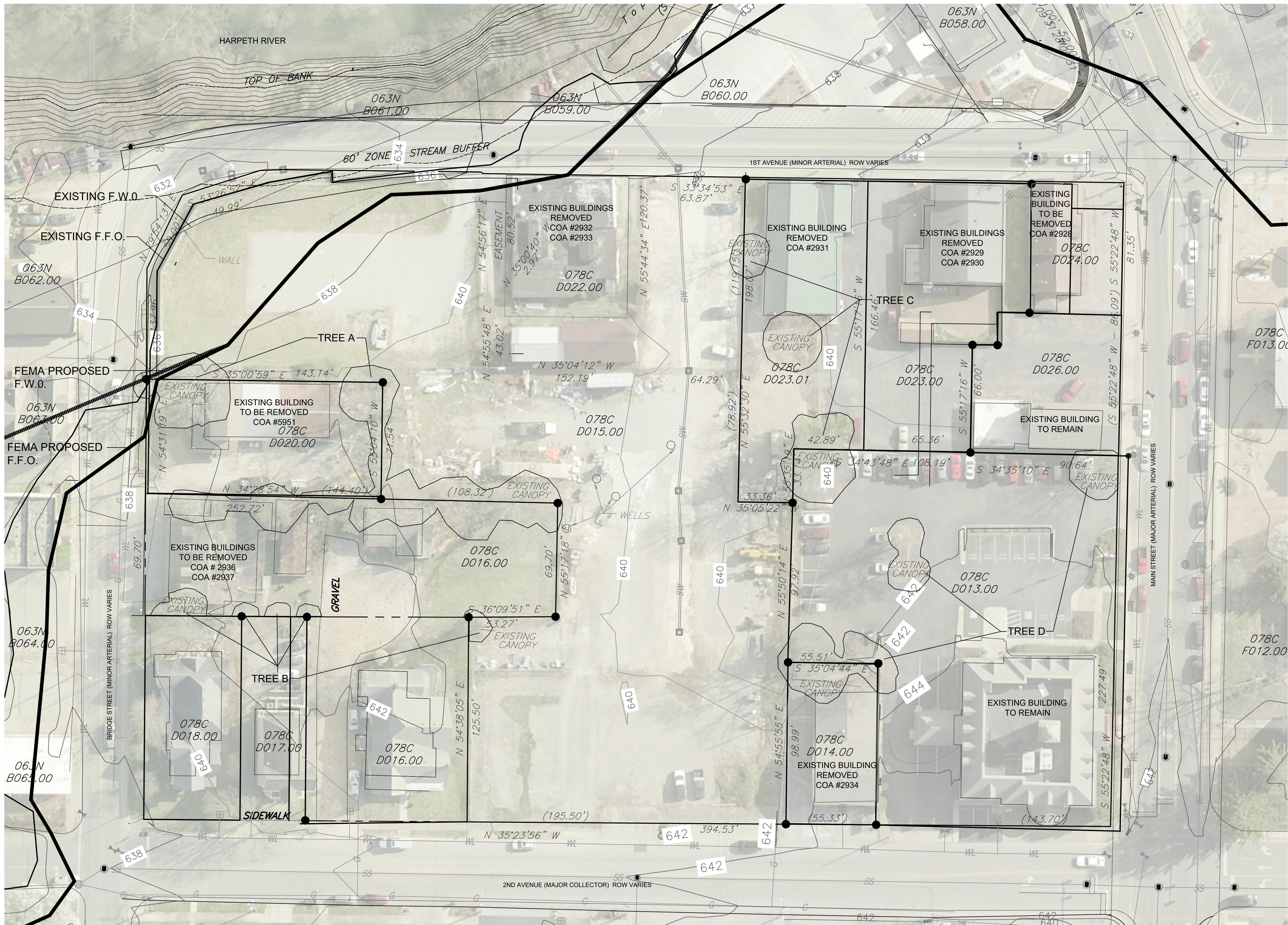
OVERALL

EXISTING

CONDITIONS

COF# 5994

C1.0



SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 33000, 115
PROJECT NUMBER: 5994
SUBDIVISION: --
LOT NUMBER: --
ADDRESS: 104 E MAIN ST
108 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
131 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

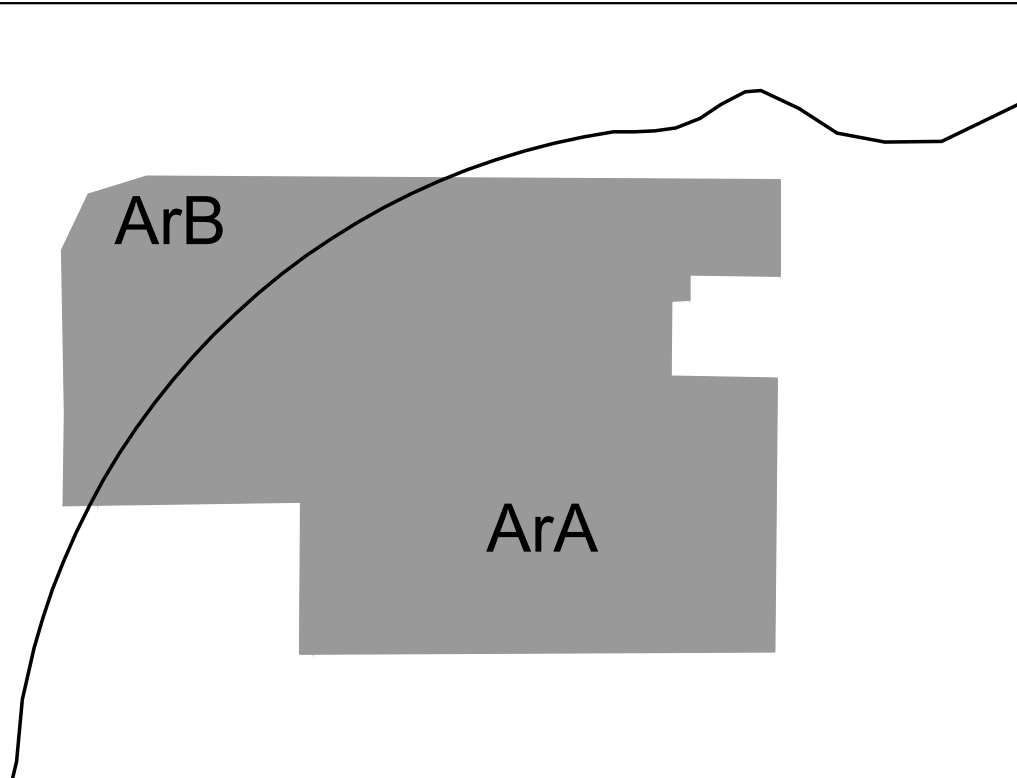
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND
MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: .02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

AA: ARMOUR SILT LOAM, 0-2% SLOPES
AB: ARMOUR SILT LOAM, 2-5% SLOPES

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

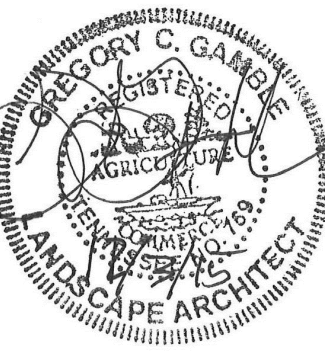
EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,769 SF	8,769 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,529 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

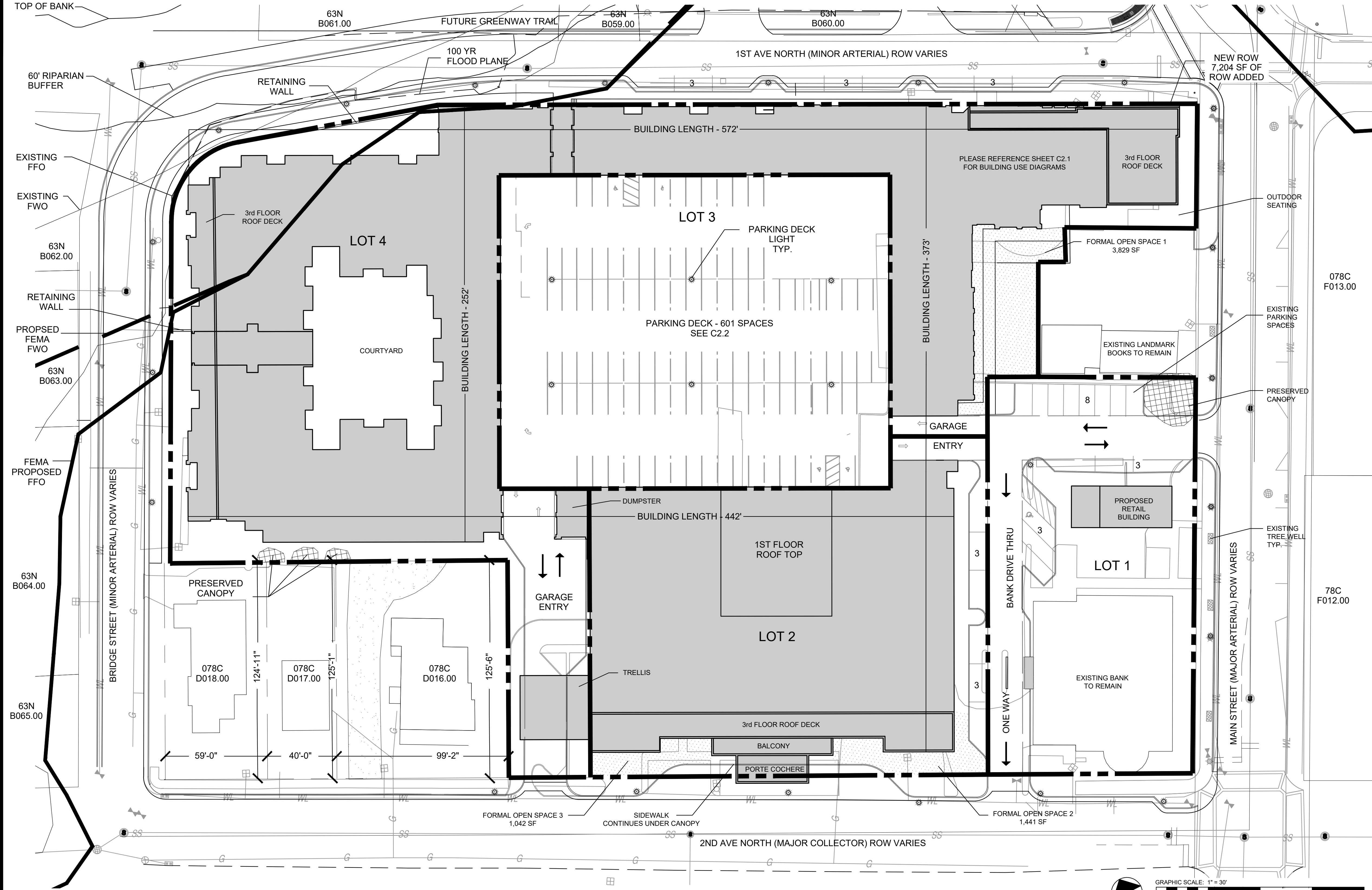
(SEE APPROVED DEV. PLAN COF #4713)



GAMBIE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBIE
greggambie209@gmail.com
615.975.5765

EXISTING
CONDITIONS

COF# 5994



DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5,000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
APARTMENTS	160 UNITS	175,710		80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING - 628

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17 TOTAL PARKING SPACES 630 TOTAL BICYCLE PARKING SPACES (1:10) 60
--

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1 TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD, AS DEPICTED ON SHEET A 1.0. MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,803 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	29'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

SITE DATA:

PROJECT NAME: PROPOSED ZONING: SUBDIVISION: LOT NUMBER: ADDRESS:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1 SD-X, 33.4, 35000, 115 5994 --- 104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY: COUNTY: STATE: CIVIL DISTRICT:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
EXISTING ZONING: CHARACTER OVERLAY: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: AGE OF SITE: SQUARE FOOTAGE OF SITE: MINIMUM REQUIRED SETBACK LINES:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115) CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1) HPO, FFO, FWO TRADITIONAL 4.66 AC 202,980 SF PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambledesign@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: BUILDING COVERAGE: BUILDING HEIGHT:	SEE DEVELOPMENT DATA CHART C2.0 63.2% UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED: MINIMUM PARKING REQUIRED: MAXIMUM PARKING LIMIT: EXISTING PARKING (IF APPLICABLE): PARKING PROVIDED: RESIDENTIAL DENSITY: TREE CANOPY: OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	N/A N/A NO SEE DEVELOPMENT DATA CHART C2.0 N/A SEE DEVELOPMENT DATA CHART C2.0 33.4 DUA 0.02 AC PRESERVED (SEE MOS REQUEST) 3% 6,089 SF REQUIRED 3.1%, 6,512 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)

PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
MAJOR THOROUGHFARE PLAN
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUBUS SUITABLE FOR A MOIST SHADY UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART

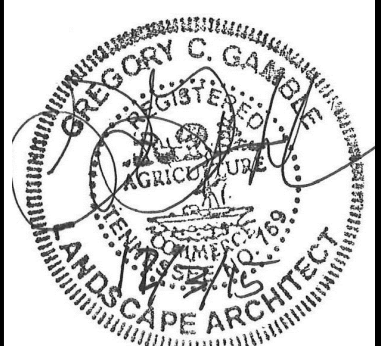
MINIMUM OPEN SPACE REQUIREMENT: 3%
3% * 202,980 TOTAL SITE SF = 6,089 SF
PROVIDED OPEN SPACE: 3.1% (6,512 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE



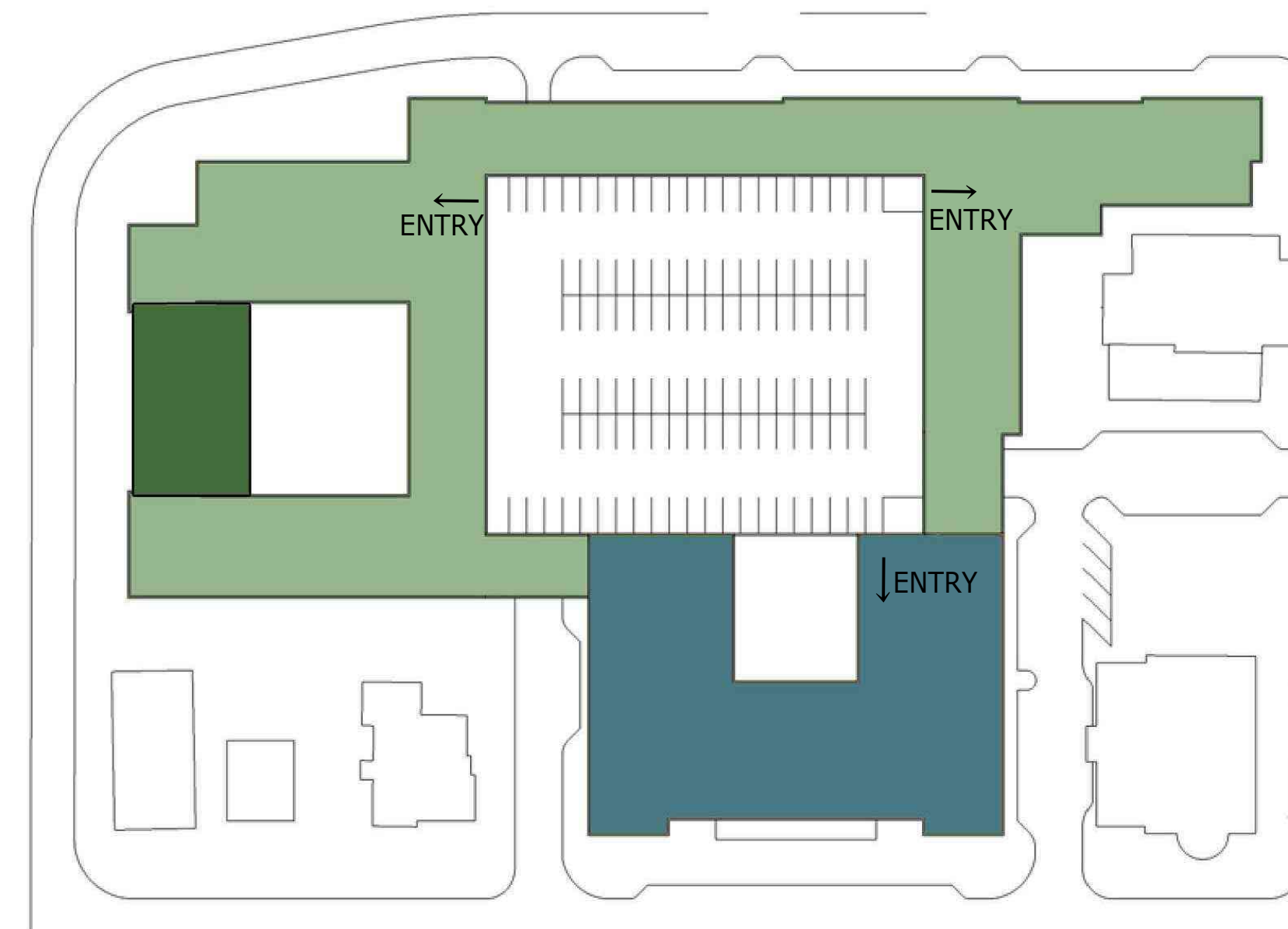
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

OVERALL
DEVELOPMENT
PLAN
COF# 5994

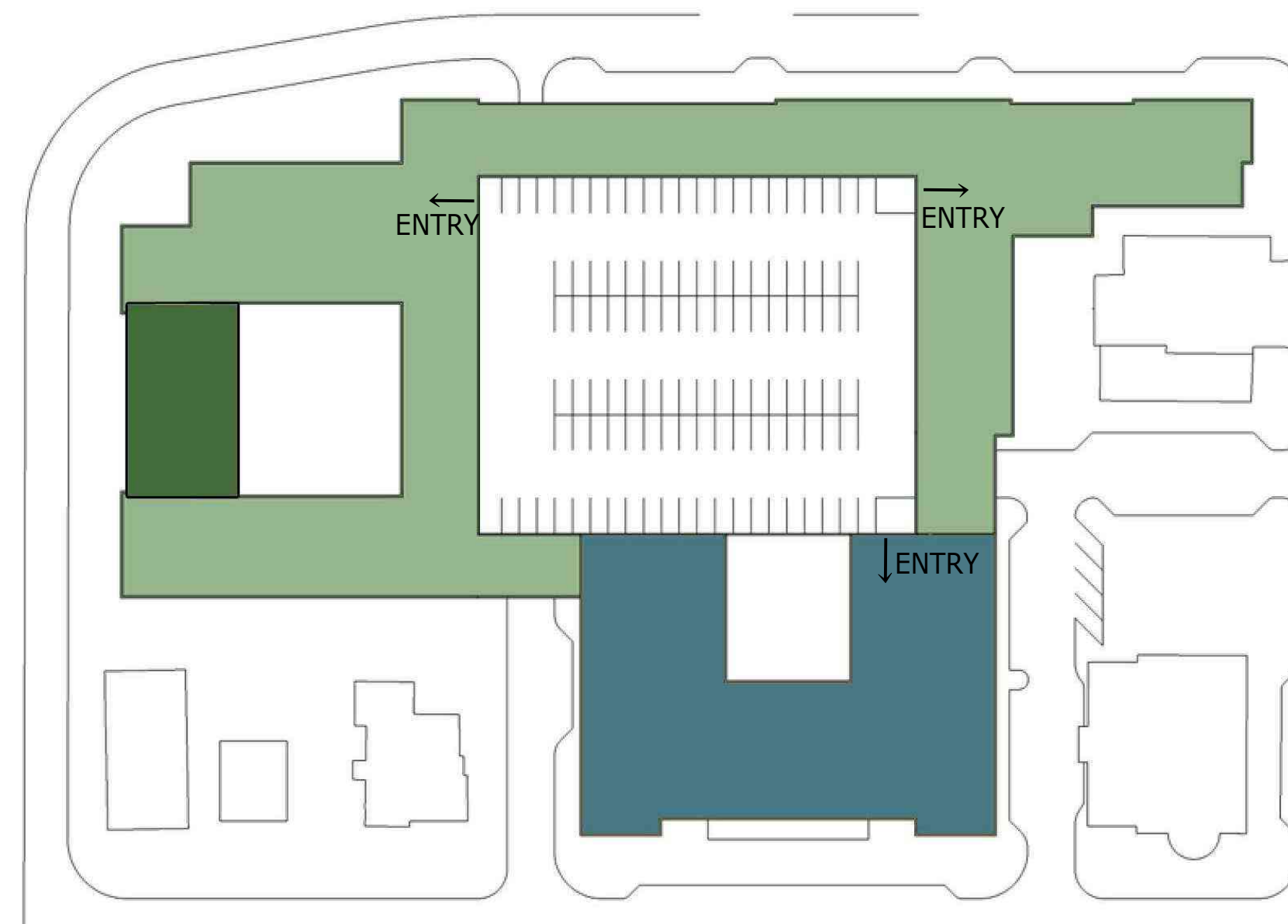
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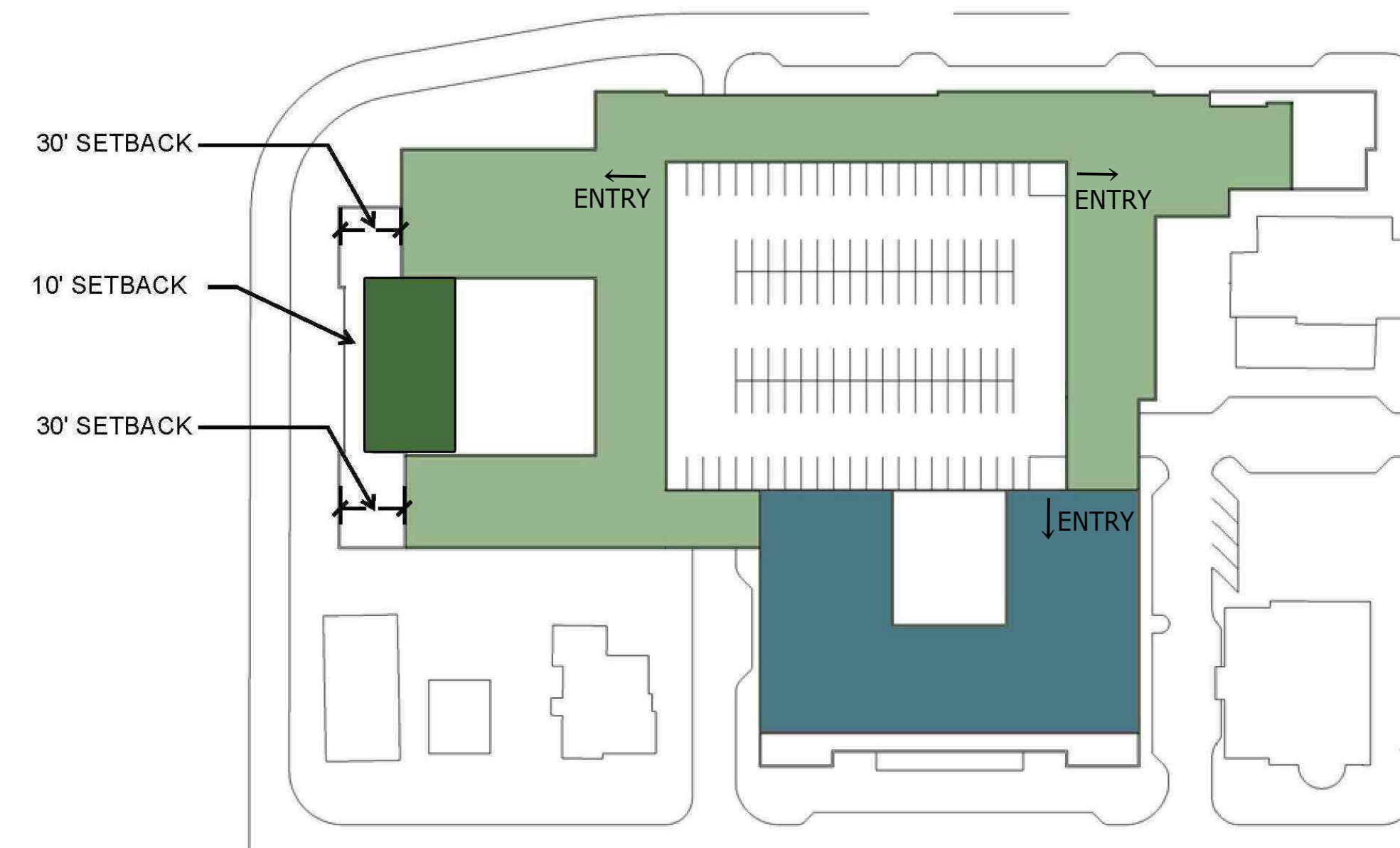
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL APARTMENT AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

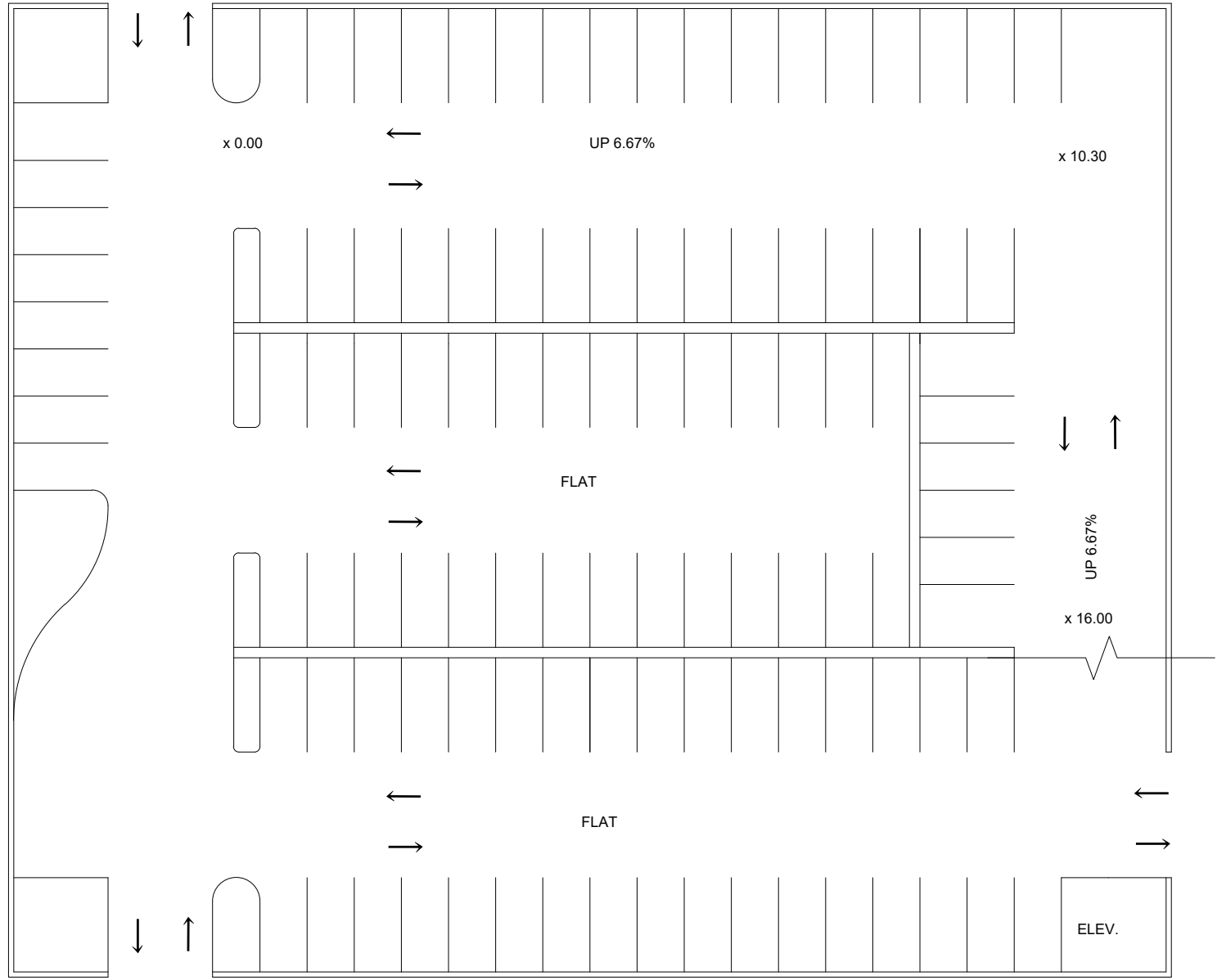
HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES

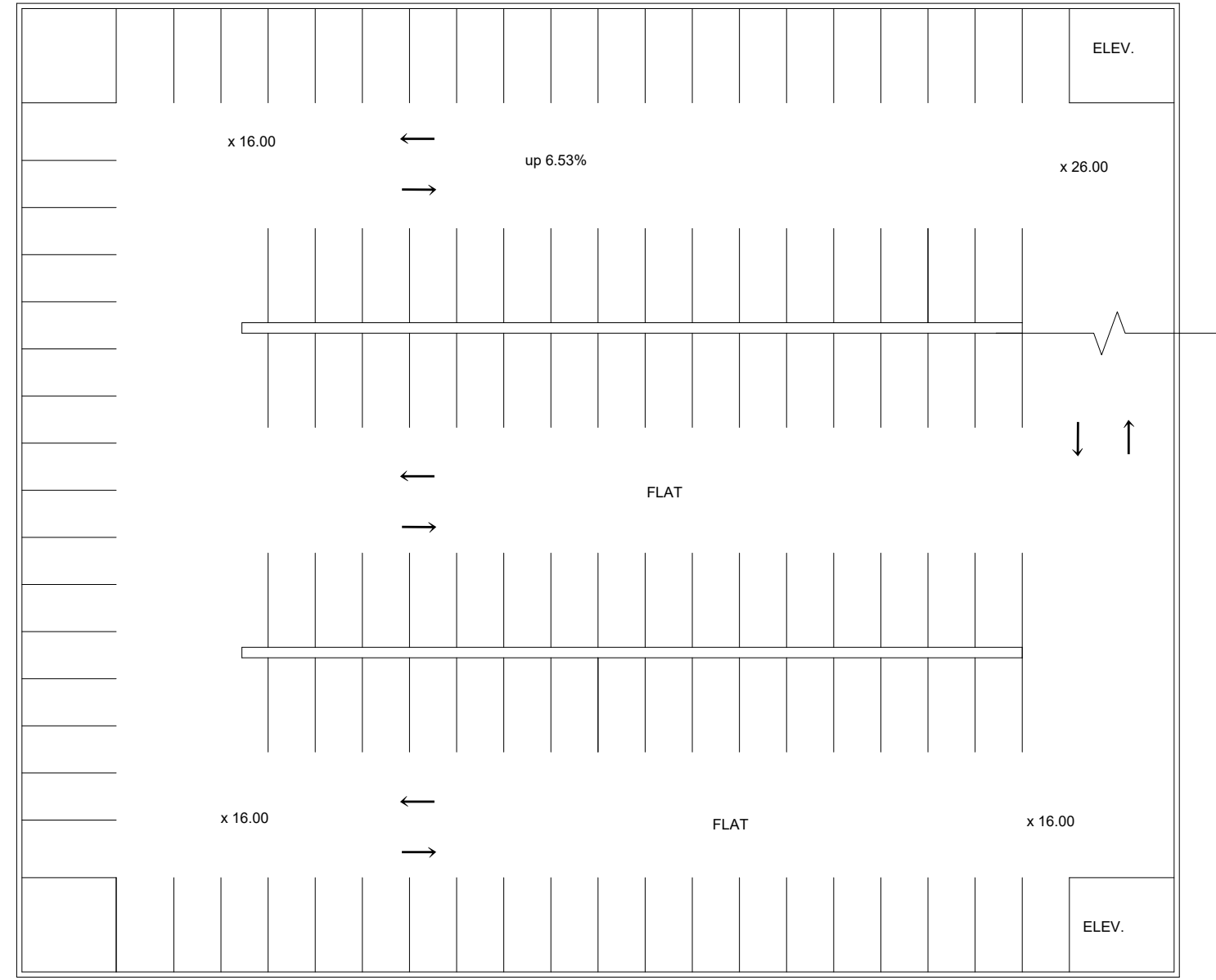
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

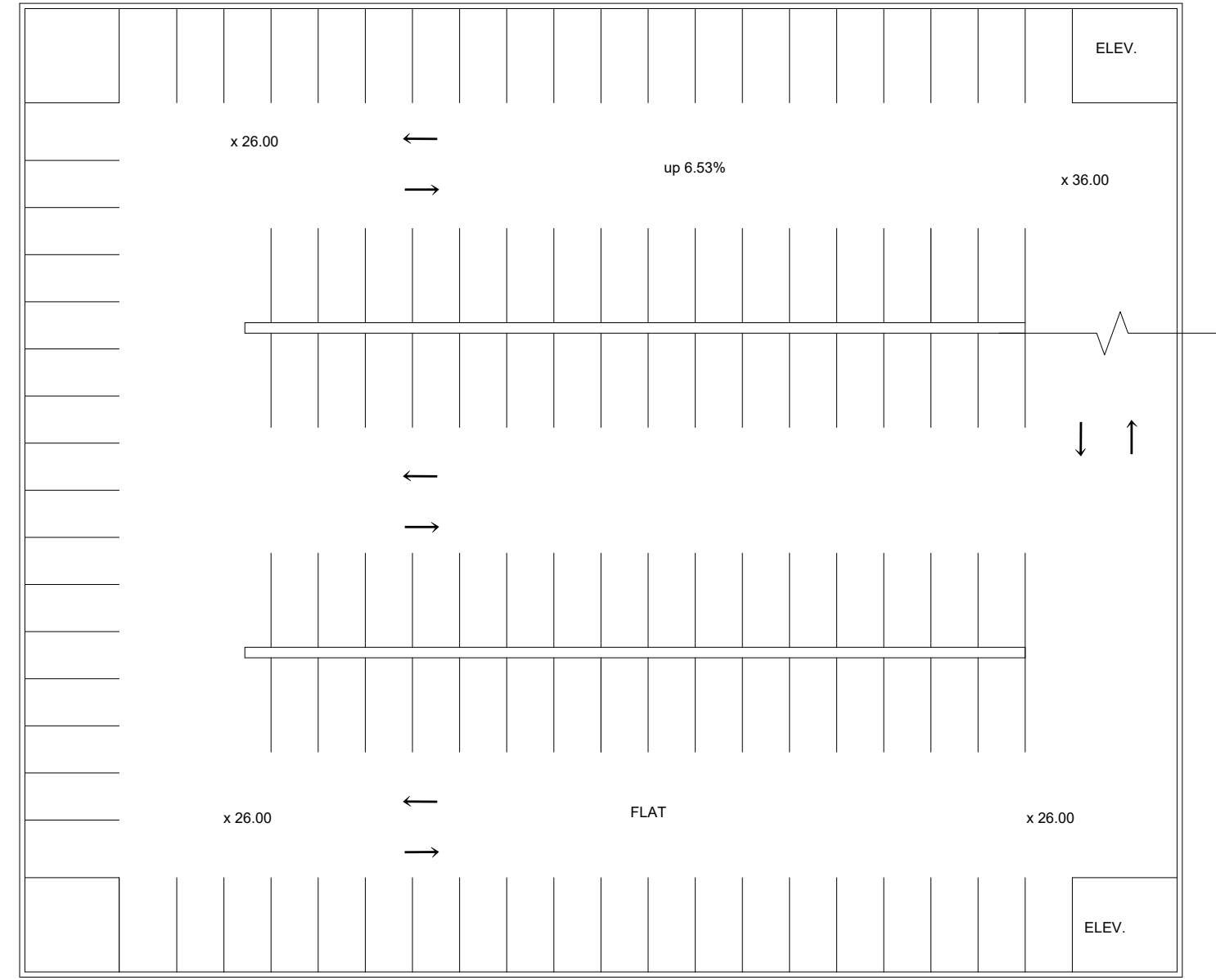
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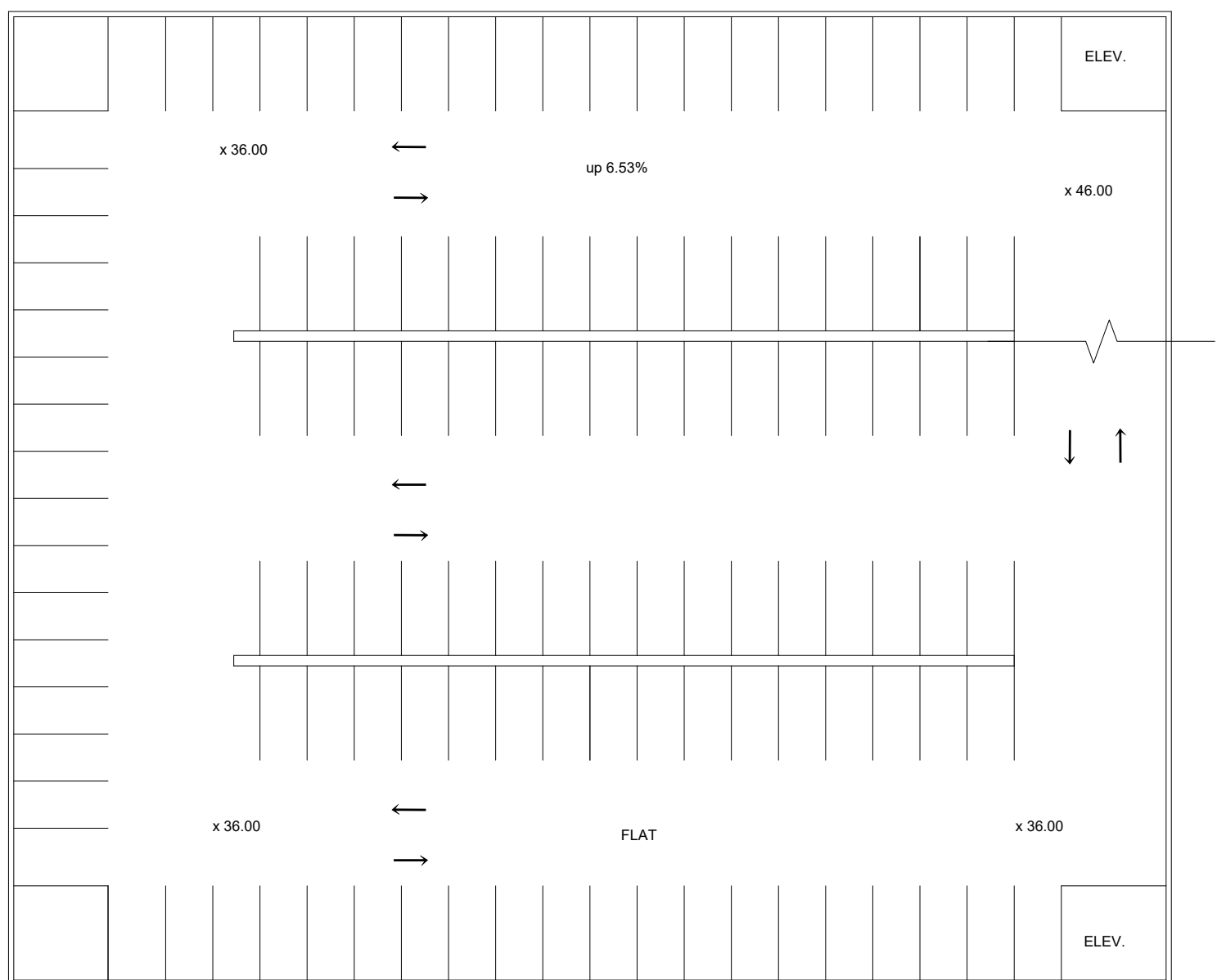
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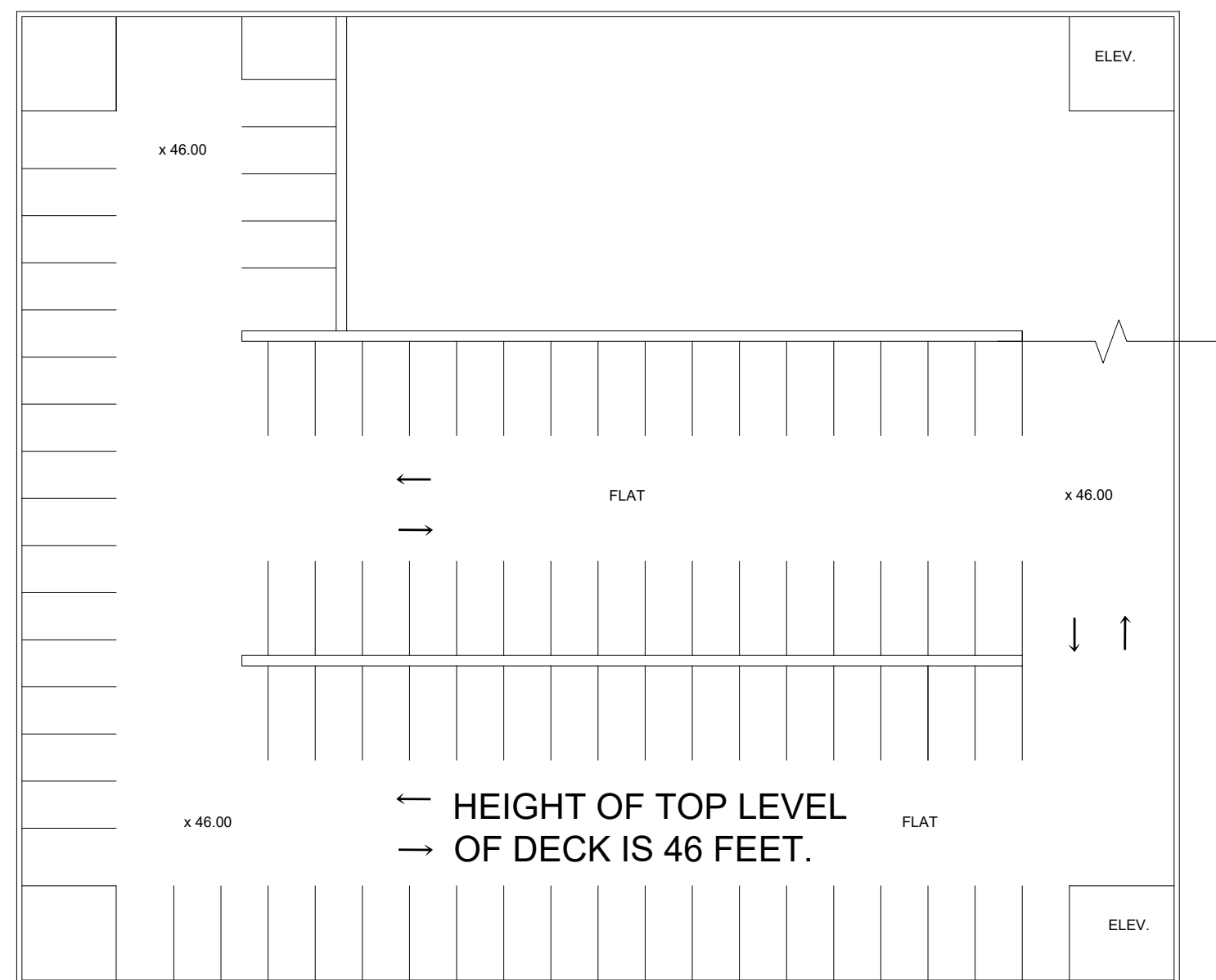
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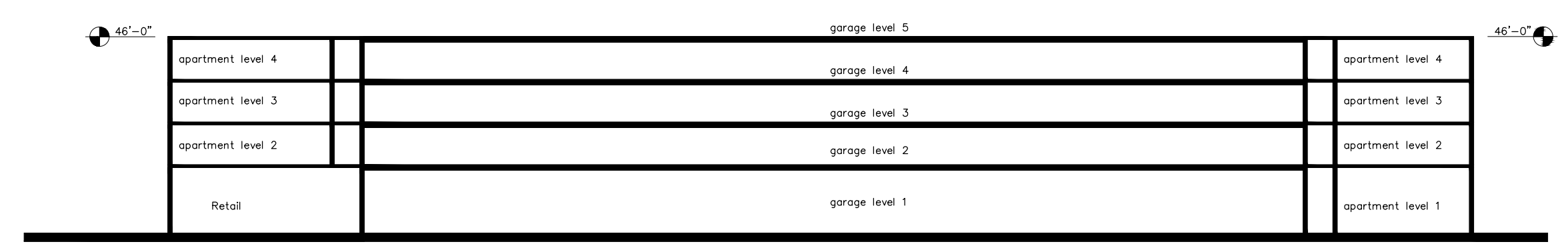
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 SF ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 80

TRIP GENERATION TABLE

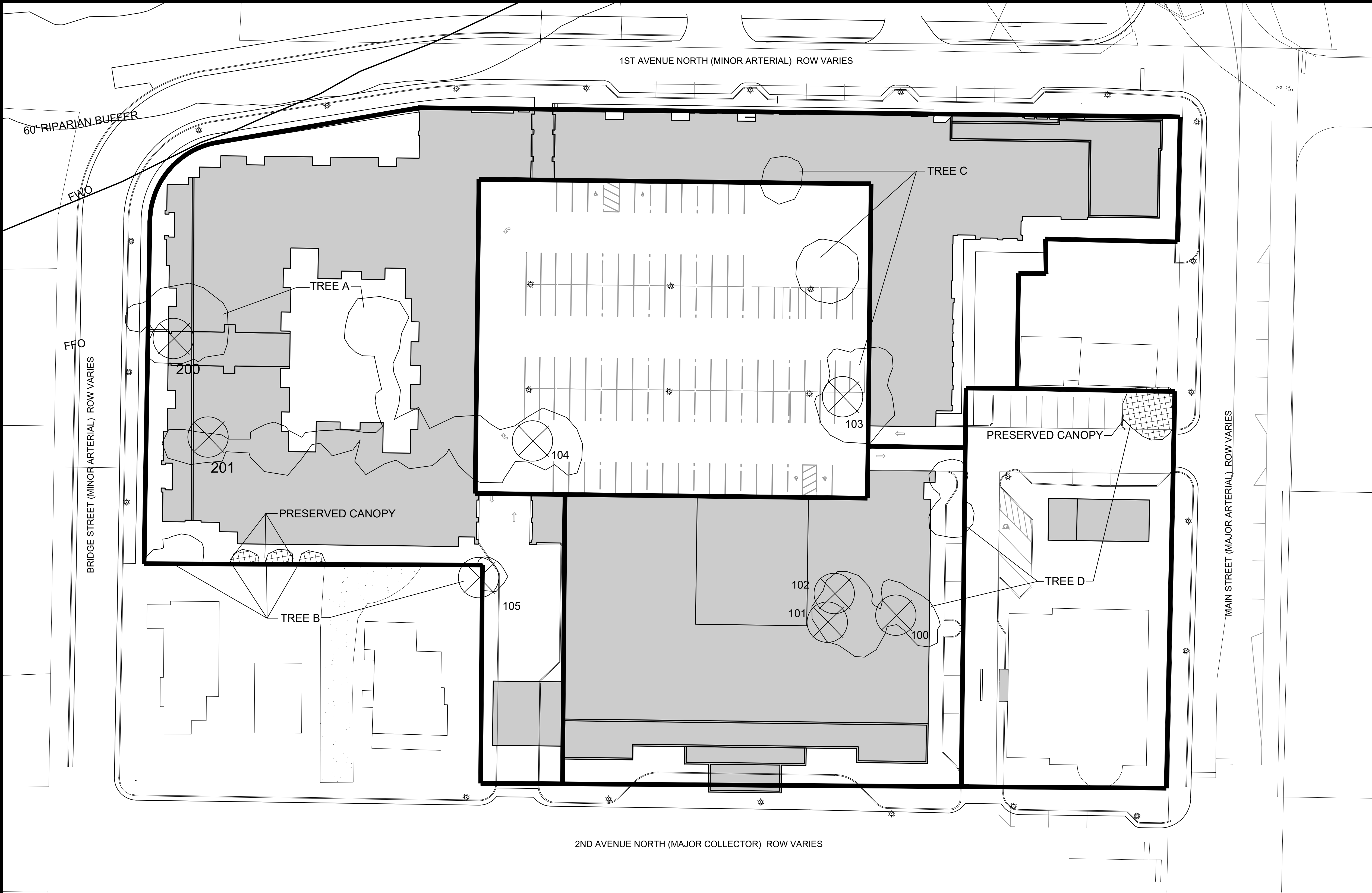
LUC 932					
Land Use:	LUC 310	High-Turnover	LUC 826	LUC 220	TOTAL
Hotel	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	
Average Daily Traffic	1,000	572	410	1,062	3,044
Daily Enter	500	286	205	531	1,522
Daily Exit	500	286	205	531	1,522
AM Peak Hour Total	78	49	63	80	268
AM Peak Hour Enter	44	27	30	16	117
AM Peak Hour Exit	32	22	33	64	151
MID Peak Hour Total (7%)	70	42	28	74	214
MID Peak Hour Enter (50%)	35	22	14	37	108
MID Peak Hour Exit (50%)	35	20	14	37	106
PM Peak Hour Total	78	45	25	103	251
PM Peak Hour Enter	38	27	11	67	143
PM Peak Hour Exit	40	18	14	36	108

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

NOTE: The proposed mixed-use project is expected to generate approximately 3,044 vehicle trips per day. The table above shows the new daily trips on these streets with the completion of the proposed project.



SITE DATA:

PROJECT NAME: HARPEETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.26, 13000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA-1 (CFCA01)
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,880 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPEETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5200
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: SEE DEVELOPMENT DATA CHART C2.0
EXISTING PARKING (IF APPLICABLE): 33.26 DIA.
PARKING PROVIDED: 02 AC PRESERVED (SEE MOS REQUEST)
RESIDENTIAL DENSITY: 3%, 6,069 SF REQUIRED
TREE CANOPY: 3.2%, 6,509 SF FORMAL PROVIDED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	0 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,880 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF
(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

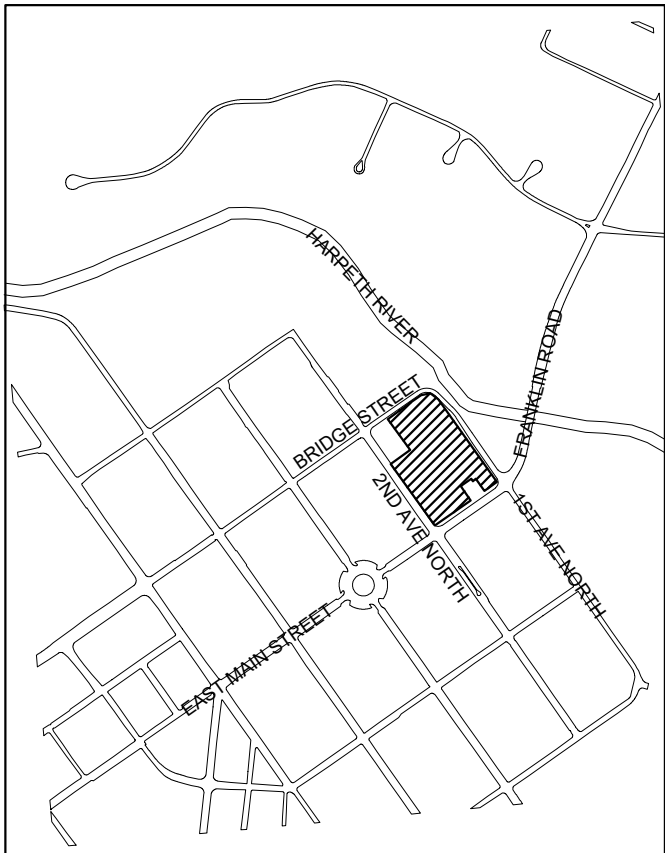
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

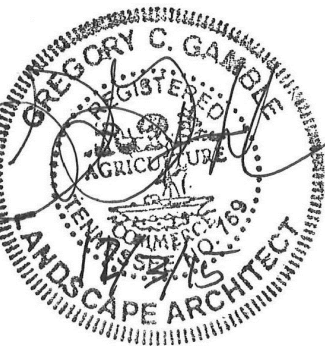
SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'

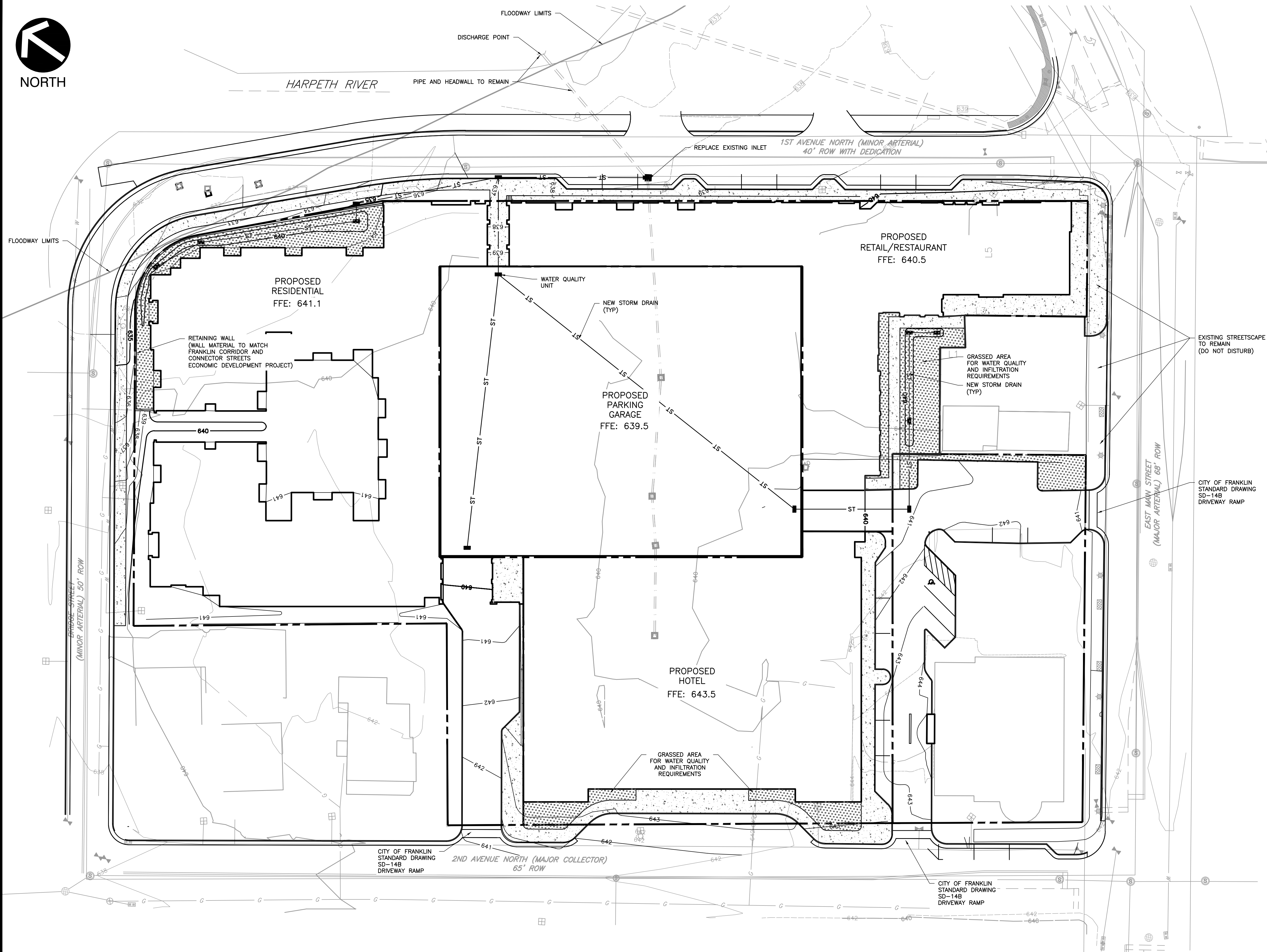


GAMBLE DESIGN COLLABORATIVE
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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

TREE
CANOPY
PRESERVATION

COF# 5994

C2.3



SITE DATA:	
PROJECT NAME:	HARPEETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.88 AC
SQUARE FOOTAGE OF SITE:	202,380 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPEETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5293 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL AND TOTAL):	0.16 AC

NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE. TOTAL AREA IS 6.6+/- ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/- ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
- CHARACTER OF ALL STREET IMPROVEMENTS SHALL BE SET FORTH BY THE "FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT." SEE EXHIBIT A FOR DETAILS.
- POTENTIAL SIGNALIZATION OF BRIDGE STREET AND 2ND AVENUE SHALL BE COORDINATED WITH THE CITY OF FRANKLIN TRAFFIC ENGINEER.
- PROPOSED OFF-SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPEETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
- OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
- A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPEETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPEETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPEETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

ONSITE, STORMWATER ALONG THE PROPERTY LIMITS WILL GENERALLY DRAIN TOWARDS THE RIGHTS-OF-WAY ON FIRST AND SECOND AVENUES, AND MAIN AND BRIDGE STREET. INTERIOR STORMWATER WILL BE DRAINED BY A PIPE INSTALLED UNDER THE BOTTOM FLOOR OF THE PARKING DECK. THIS PIPE WILL ALSO COLLECT STORMWATER FROM THE PARKING DECK, AND RUNOFF WILL BE TREATED IN A WATER QUALITY UNIT PRIOR TO DISCHARGING TO AN EXISTING CATCH BASIN AND PIPE CROSSING FIRST AVENUE NORTH TO THE HARPEETH RIVER.

DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN



DEVELOPMENT PLAN REVISION 1
HARPEETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

STORMWATER
MANAGEMENT
PLAN

COF# xxxx

C3.0

PRELIMINARY
NOT FOR CONSTRUCTION

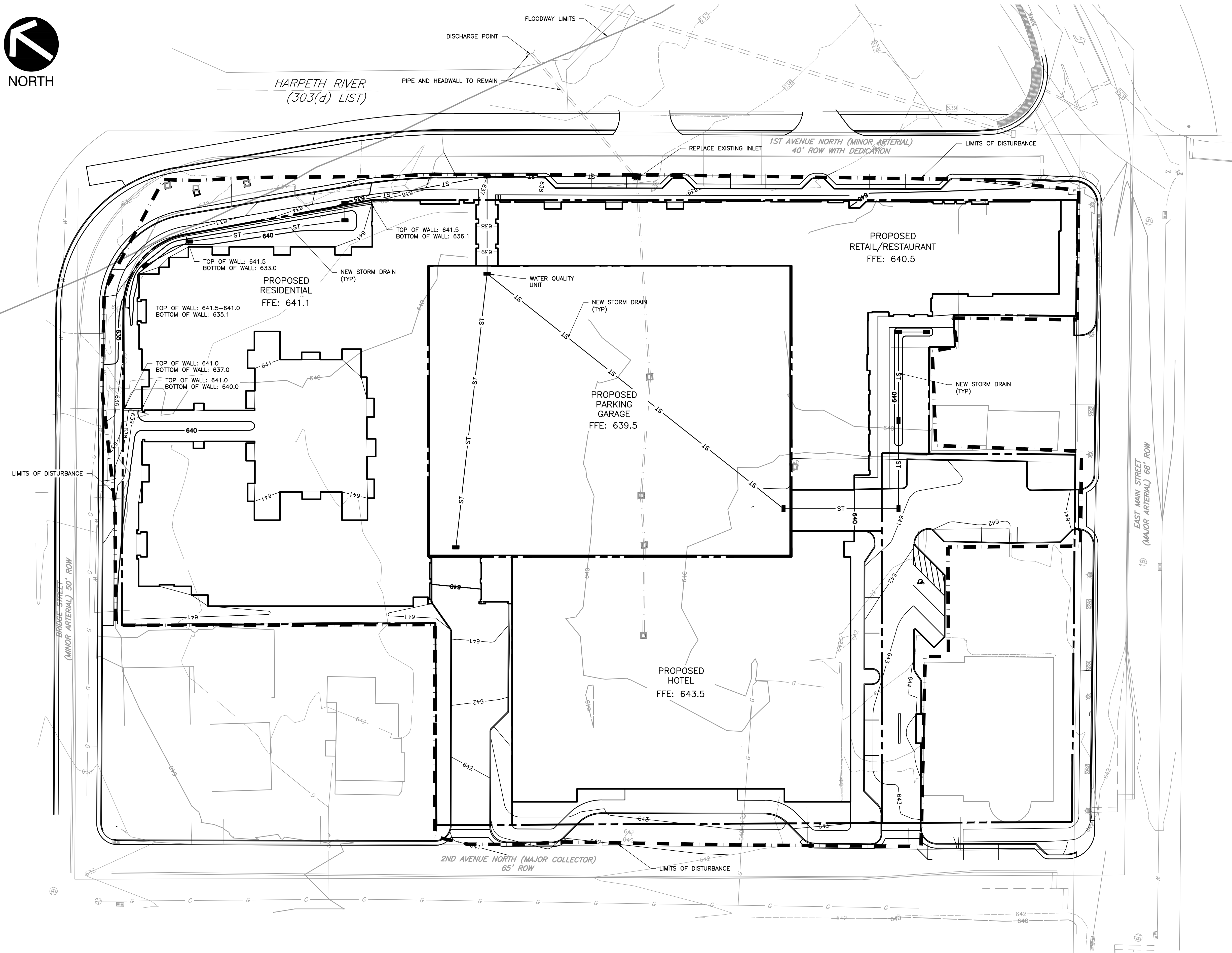


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615-333-7797 · 800-763-2326
www.cecinc.com





PRELIMINARY
NOT FOR CONSTRUCTION



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD, TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:	4.88 AC
ACREAGE OF SITE:	202,380 SF
SQUARE FOOTAGE OF SITE:	PER DEVELOPMENT PLAN
MINIMUM REQUIRED SETBACK LINES:	
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5290 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	N/A
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
- TOTAL AREA IS 6.6+/- ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/- ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
- PROPOSED OFF-SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
- OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
- A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
- DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

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DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

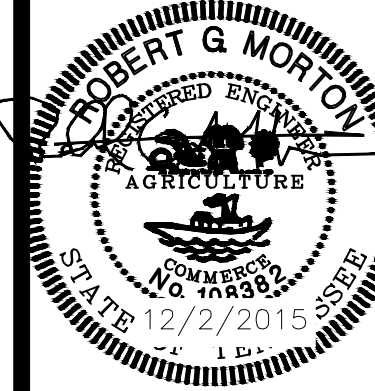
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN



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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

GRADING &
DRAINAGE
PLAN

COF# xxxx

C4.0



HARPETH RIVER

WATER LINE AROUND PERIMETER
OF PROPOSED SITE (1ST AVE,
BRIDGE ST, 2ND AVE, AND MAIN
ST) SHALL BE UPGRADED TO
A 10" LINE WHERE NEEDED

1ST AVENUE NORTH (MINOR ARTERIAL)
40' ROW WITH DEDICATION

PROPOSED WATER TAP

PROPOSED SEWER TAP

STORM DRAIN (TYP)
SEE SHEET C4.0
FOR ADDITIONAL INFORMATION

A SECONDARY WATER CONNECTION
SHALL BE MADE TO CONNECT THE
10" WATERLINE FROM 5TH AVENUE
TO 2ND AVENUE

PROPOSED SEWER TAP

PROPOSED SEWER TAP

PROPOSED WATER TAP

2ND AVENUE NORTH (MAJOR COLLECTOR)
65' ROW

EAST MAIN STREET
(MAJOR ARTERIAL) 68' ROW

SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
ADDRESS:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD, TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:	4.88 AC
ACREAGE OF SITE:	202,580 SF
SQUARE FOOTAGE OF SITE:	PER DEVELOPMENT PLAN
MINIMUM REQUIRED SETBACK LINES:	
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5293 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
3. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
4. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
5. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
6. WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400'.
7. COORDINATE WITH GAS AND ELECTRICAL UTILITIES FOR SERVICE DESIGN.

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER

PRELIMINARY
NOT FOR CONSTRUCTION

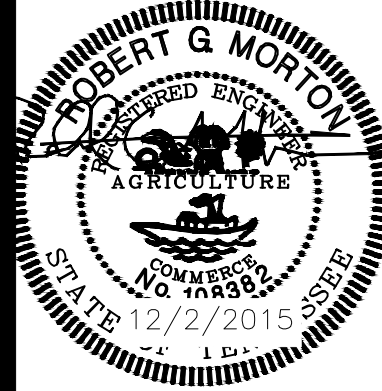
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0 30 60



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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
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FRANKLIN, TENNESSEE

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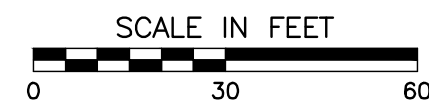
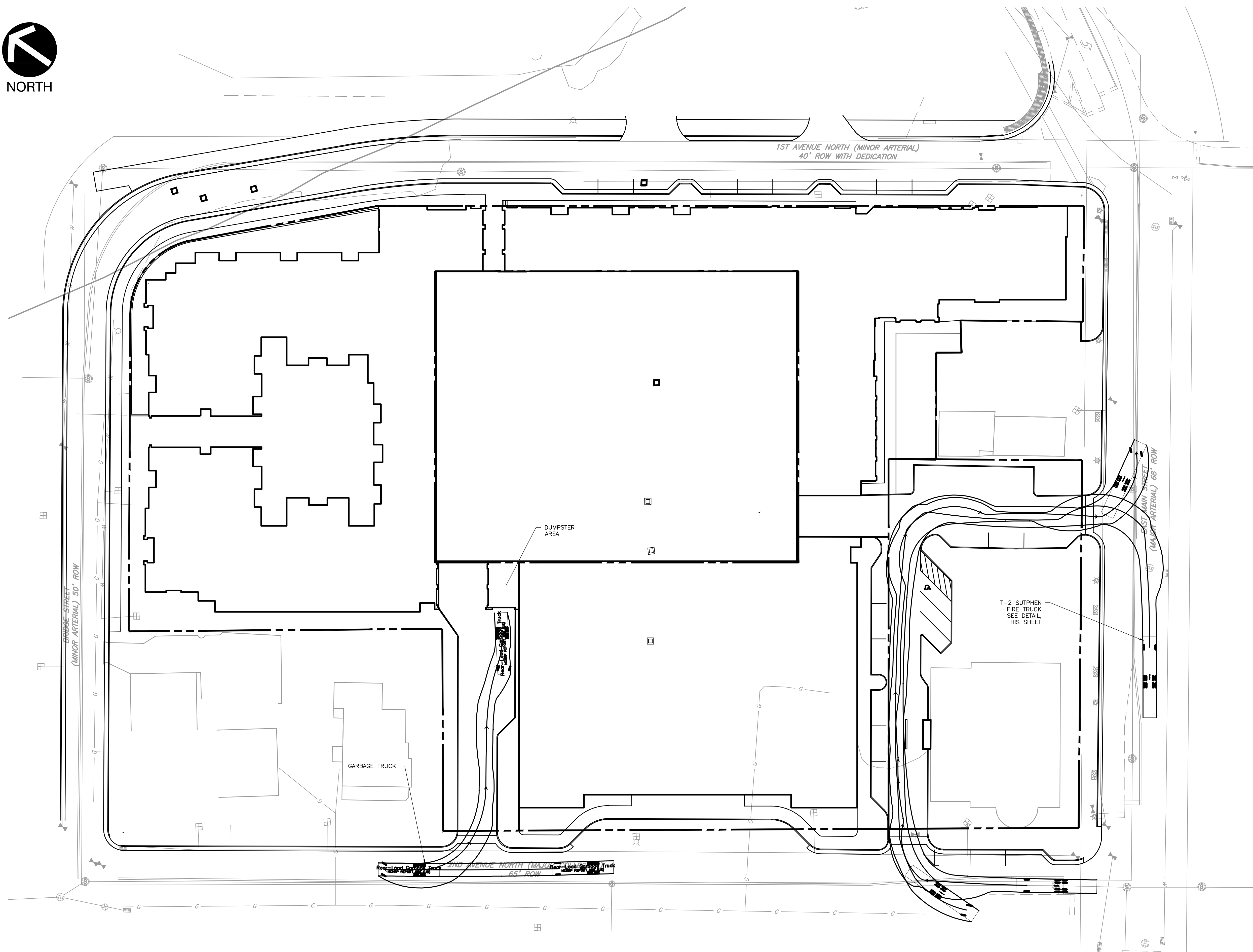
UTILITY
PLAN

COF# xxxx

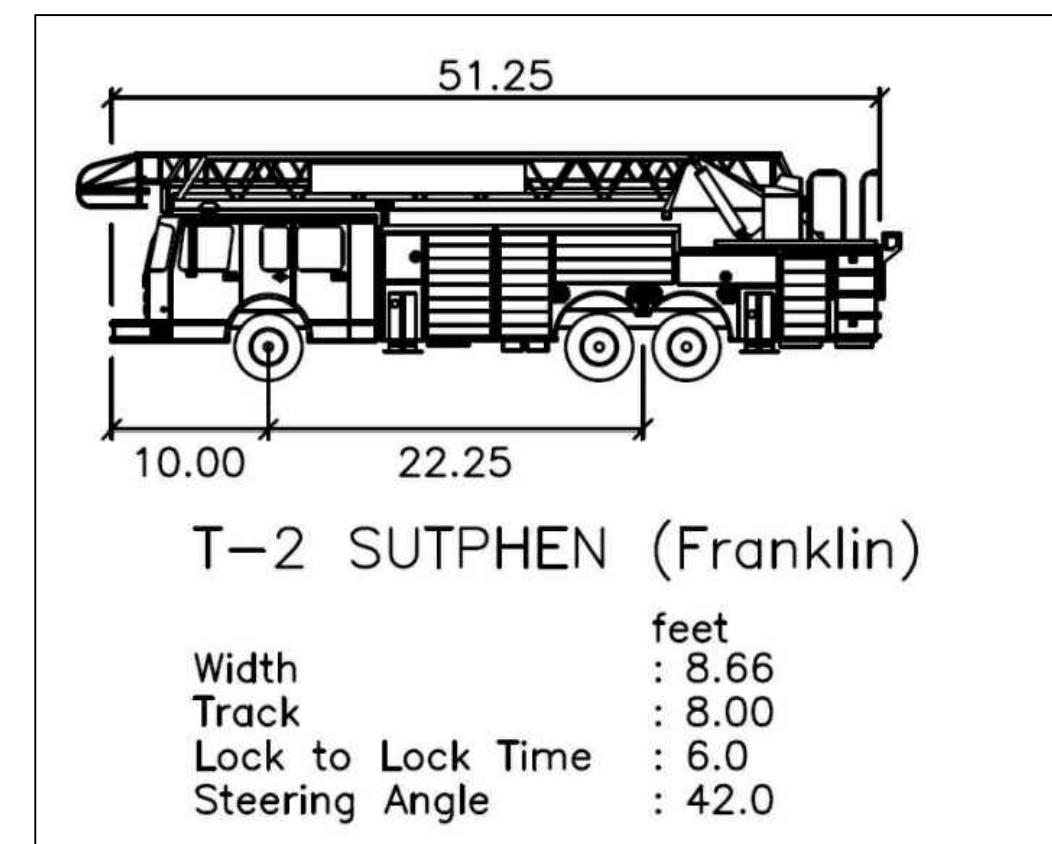
C5.0



PRELIMINARY
NOT FOR CONSTRUCTION



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
ADDRESS:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.88 AC
SQUARE FOOTAGE OF SITE:	202,380 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 202.257.5290 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC



C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

AUTOTURN
PLAN

COF# xxxx

C6.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE

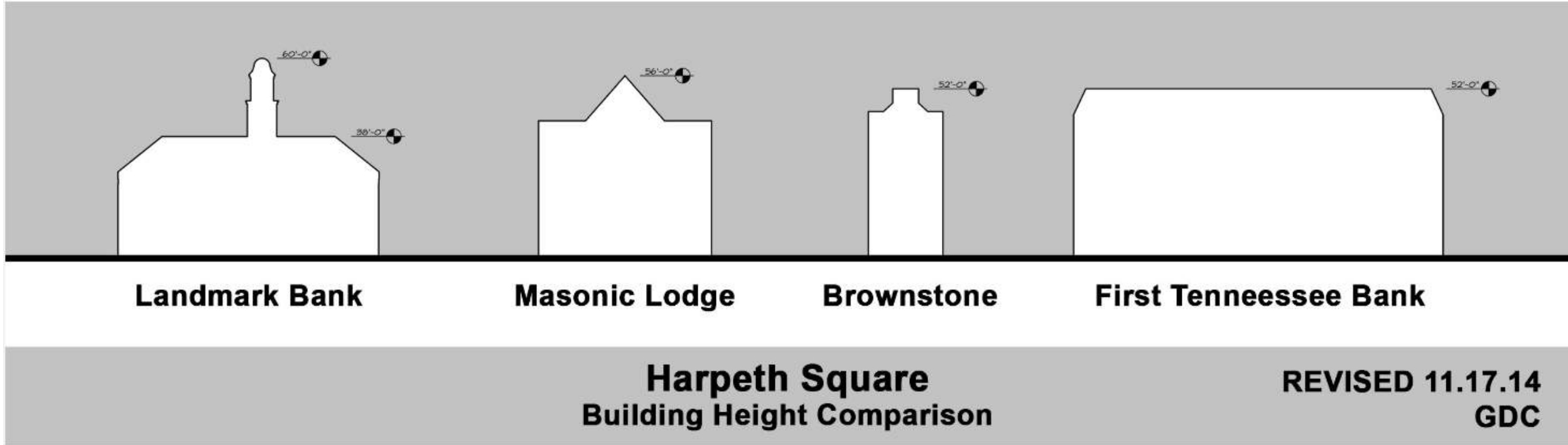


CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 roderickheller10@gmail.com
APPLICANT:	SHARON R. HAYNES DIANNE H. STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049



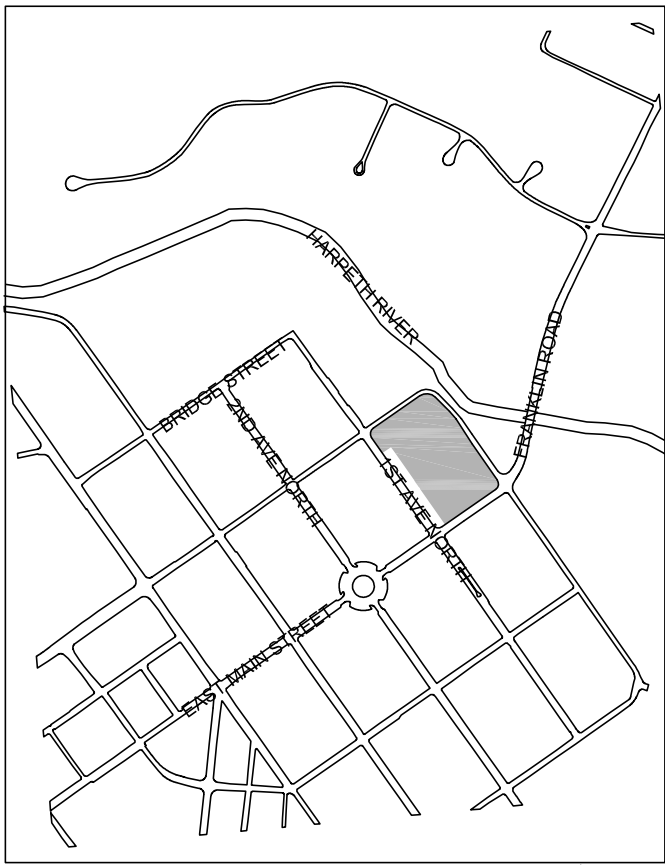
MAIN STREET ELEVATION
NOT TO SCALE



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.

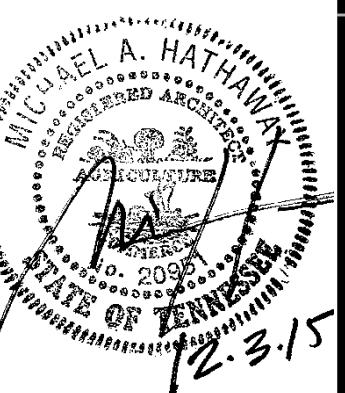


VICINITY MAP
SCALE 1" = 1000'

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES





- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

BRIDGE STREET ELEVATION
NOT TO SCALE



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'