

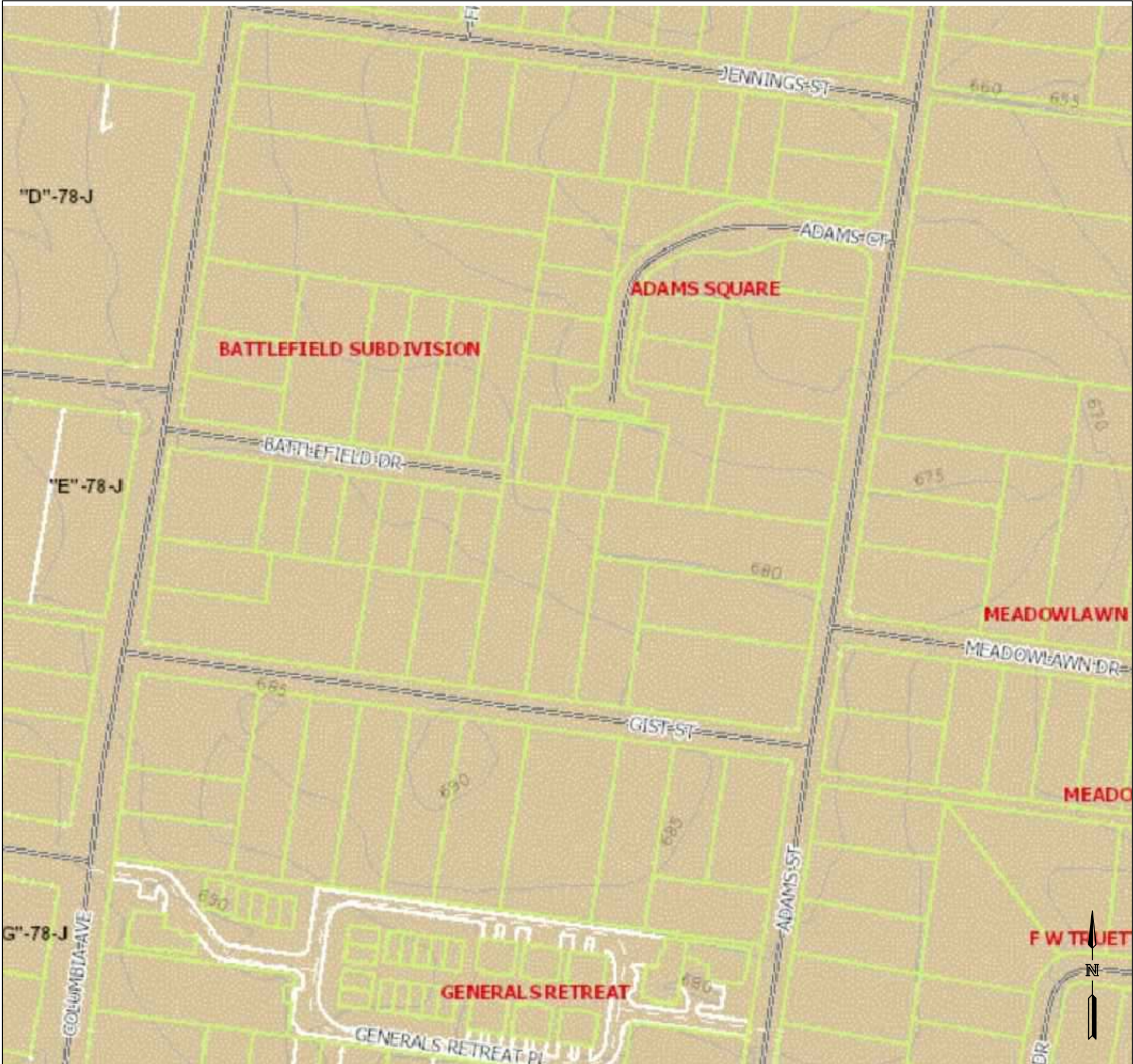
117 GIST STREET

DEVELOPMENT PLAN SUBMITTAL

CITY OF FRANKLIN, TN

TAX MAP 078K, GROUP B, PARCEL 01600
PROJECT #5961

- SHEET INDEX
- COVER SHEET
- L1.0 EXISTING CONDITIONS (OVERALL)
- L1.1 EXISTING CONDITIONS PLAN
- L2.0 DEVELOPMENT PLAN
- L3.0 GRADING, DRAINAGE, & UTILITY PLAN
- A5.1 ARCHITECTURAL ELEVATION (LOT 1 and Lot 2)



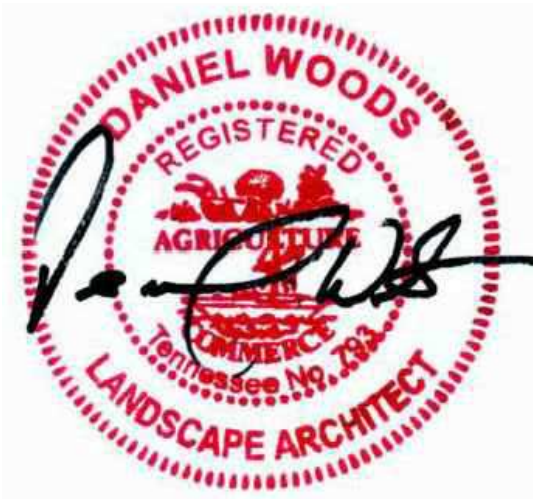
VICINITY MAP

OWNER:
GARDEN GATE DEVELOPMENT CO.
MATT CHRISTENSEN
427 MURFREESBORO ROAD
FRANKLIN, TN 37064
matt.christensen@comcast.net
615.456.5515

APPLICANT:
THE ADDISON GROUP
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DANIEL WOODS
dwoods@addison-group.com
615.440.7804

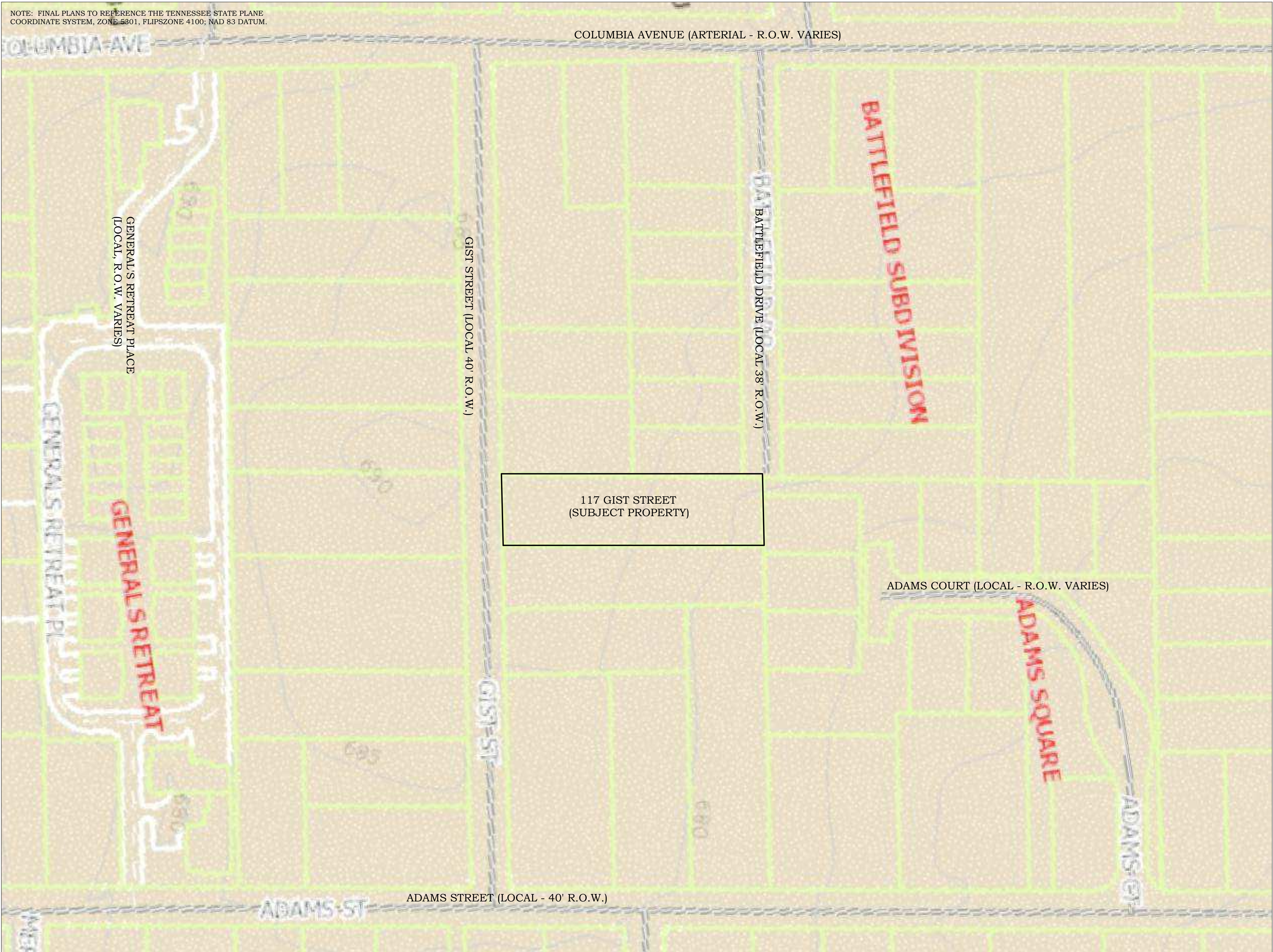
theaddisongroup
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1220 COLUMBIA AVENUE, SUITE 201
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12.03.15

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5801, FLIPZONE 4100; NAD 83 DATUM.



**EXISTING CONDITIONS PLAN
(OVERALL)**



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED
WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

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Office 615.440.7804 - www.theadisongroup.com

DEVELOPMENT PLAN
PROJECT #5%1

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE

Prepared For:



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SHEET NO.

L1.0



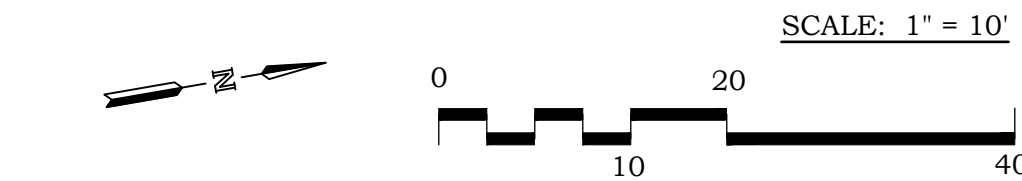
EXISTING CONDITIONS PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE



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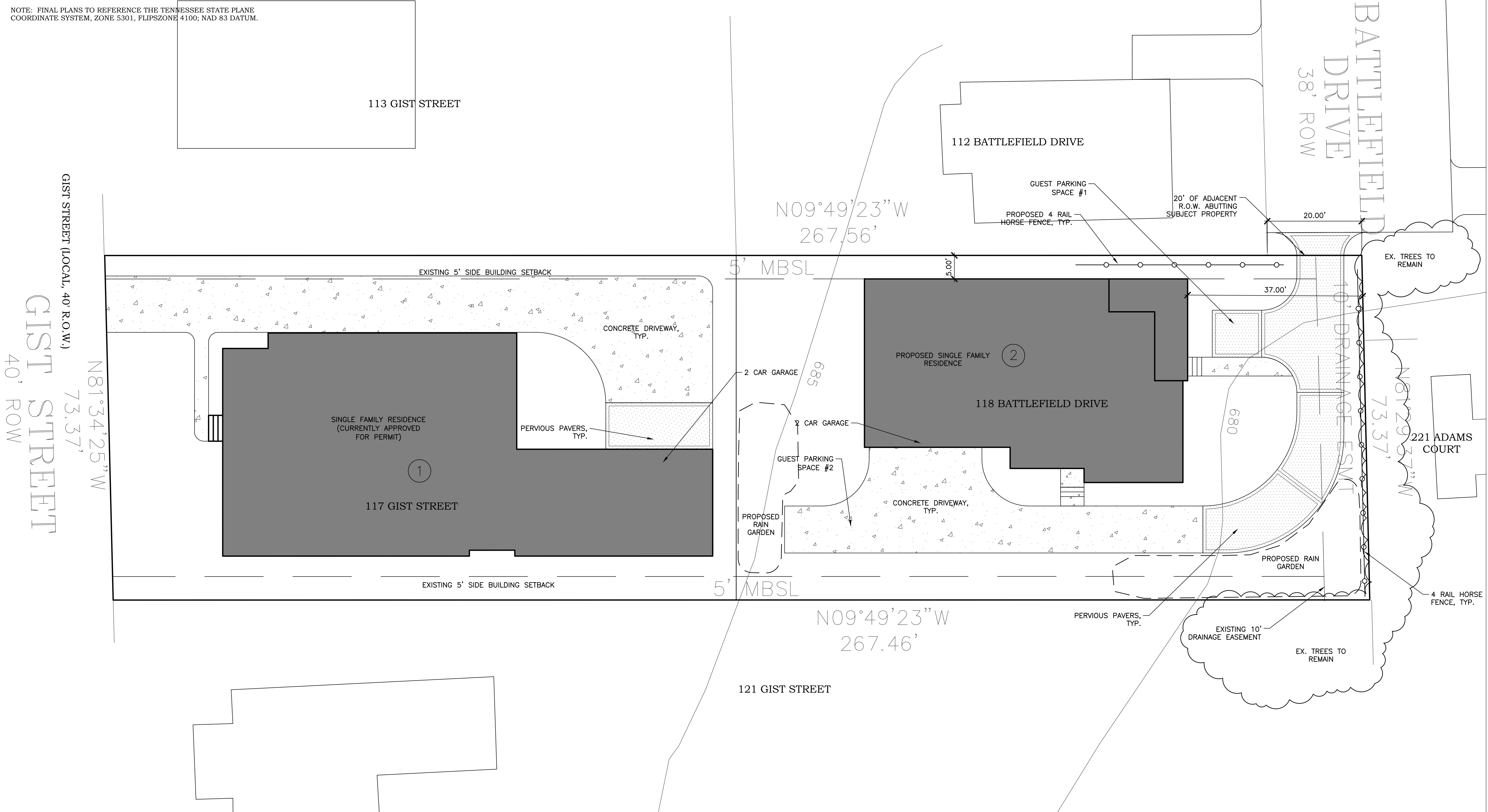
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SHEET NO.

L1.1



DEVELOPMENT PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT
RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL
EXISTING DENSITY: 2.22 UNITS PER ACRE
PROPOSED DENSITY: 4.44 UNITS PER ACRE
TOTAL # OF PROPOSED UNITS: 2 (SINGLE FAMILY)
OVERALL DENSITY: 4.44 UNITS PER ACRE
NET DENSITY: 4.44 UNITS PER ACRE
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 2
RESIDENTIAL SQUARE FOOTAGE: N/A
NUMBER OF ACREAGE BY USE, ENTIRE SITE: 0.45 ACRES
NUMBER OF ACREAGE BY USE, PER SECTION: 0.45 ACRES

LOT 1 (PROPOSED)
AREA = 0.224 AC (9,793 SF)
HOUSE FOOTPRINT SF = 3,877 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = 3,670
HEIGHT = +/- 26' TOTAL (2 STORY)

LOT 2 (PROPOSED)
AREA = 0.225 AC (9,829 SF)
HOUSE FOOTPRINT SF = ESTIMATED TO BE +/- 2,679 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = ESTIMATED TO BE +/- 3,600 SF
HEIGHT = ESTIMATED TO BE +/- 26' TOTAL (2 STORY)

LAND USE PLAN COMPLIANCE: THE SUBJECT PROPERTY IS LOCATED WITHIN THE "CFCO-3" CHARACTER AREA. CFCO-3 GUIDELINES CALL FOR "TRADITIONAL" DEVELOPMENT. IT STATES: "THE COMMUNITY DESIRES TO MAINTAIN THE ESTABLISHED RESIDENTIAL CHARACTER AND SCALE OF THE AREA." CFCO-3 ALLOWS FOR BUILDINGS UP TO 3 STORIES IN HEIGHT.

THE CENTRAL FRANKLIN CENTRAL AREA PLAN STATES: "THE PREDOMINANT USES WILL INCLUDE DETACHED AND ATTACHED RESIDENTIAL DEVELOPMENT, INSTITUTIONAL AND CIVIC USES. ACCESSORY DWELLINGS ARE APPROPRIATE IN THE AREA."

ADDITIONALLY, ON STREET PARKING IS ENCOURAGED IN THIS AREA.

THE PROPOSED DEVELOPMENT CALLS FOR 2 SINGLE FAMILY LOTS THAT MATCH THE LOT WIDTHS AND DEPTHS EXACTLY AS THEY ARE CURRENTLY ALONG GIST STREET AND BATTLEFIELD DRIVE. ALTHOUGH THIS PROPERTY AND SURROUNDING AREA ARE ZONED R-3, ALL OF THE LOTS ON BATTLEFIELD AND MOST OF THE LOTS ON GIST ST ARE 0.20 TO 0.25 ACRES AND THEREFORE "NON-COMPLIANT."

BOTH HOMES WILL BE 2 STORIES MAXIMUM AND MATCH THE SETBACKS OF THE OTHER HOMES ALONG BATTLEFIELD DRIVE AND GIST ST. THE ARCHITECTURAL STYLE FOR BOTH HOMES WILL BE CONSISTENT WITH THE ADJACENT PROPERTIES AS WELL AS OTHER INFILL DEVELOPMENT OCCURING IN DOWNTOWN FRANKLIN.

IMPACT STATEMENT: THE PROPERTY IS PROPOSED TO BE SUBDIVIDED FROM 1 SINGLE FAMILY LOT TO 2 SINGLE FAMILY LOTS (TOTAL). BECAUSE ONLY 1 ADDITIONAL SINGLE FAMILY HOME IS PROPOSED, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES IS INTENDED TO BE INSIGNIFICANT. SINCE THIS REQUEST IS TO ADD ONE ADDITIONAL DWELLING UNIT, THE RESULT IS A NET INCREASE OF 1 UNIT OF FLOW (350 GALLONS/DAY). WATER AND SEWER AVAILABILITY LETTER HAS BEEN PROVIDED BY CITY OF FRANKLIN WATER DEPARTMENT.

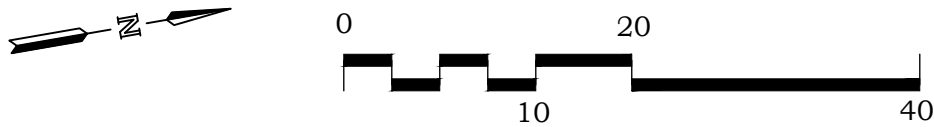
STATEMENT OF ARCHITECTURAL INTENT: THE ARCHITECTURAL INTENT OF THIS PROJECT IS TO DELIVER TWO SINGLE FAMILY HOMES, 2 STORIES IN HEIGHT MAXIMUM. ARCHITECTURAL PLANS FOR "LOT 1" HAVE BEEN INCLUDED IN THIS PACKAGE (SHEET A5.1). "LOT 1" IS A "FRENCH COTTAGE" STYLE ARCHITECTURE. "LOT 2" WILL BE A SIMILAR STYLE AND SCALE (FINAL DESIGN YET TO BE DETERMINED).

Existing Grading & Drainage Data Chart

- Site Area: 1.46 AC
 - Impervious Area: 0.54 AC
- Peak Flow Runoff
- 2 year: 1.76 CFS
 - 5 year: 3.12 CFS
 - 10 year: 4.08 CFS
 - 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart

- Site Area: 1.46 AC
 - Impervious Area: 0.71 AC
- Peak Flow Runoff
- 2 year: 1.59 CFS
 - 5 year: 2.35 CFS
 - 10 year: 3.98 CFS
 - 100 year: 7.26 CFS



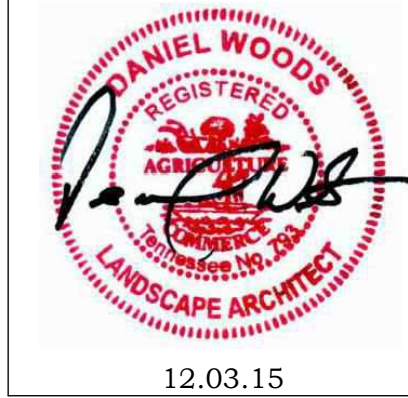
4 RAIL HORSE FENCE



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DEVELOPMENT PLAN
PROJECT #5961

Prepared For:



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L2.0

117 GIST ST & 118 BATTLEFIELD DR
FRANKLIN, TENNESSEE

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dwoods@addison-group.com
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NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100; NAD 83 DATUM.

113 GIST STREET

112 BATTLEFIELD DRIVE

BATTLEFIELD
DRIVE
38' ROW

ex. water line

N09°49'23"W

267.56'

5' MBS

686

687

688

689

EXISTING 5' SIDE BUILDING SETBACK

CONCRETE DRIVEWAY,
TYP.

2 CAR GARAGE

2 CAR GARAGE

PROPOSED SINGLE FAMILY
RESIDENCE

FFE 687.50

118 BATTLEFIELD DRIVE

221 ADAMS
COURT

N09°49'23"W

73.37'

20.00'

EX. TREES TO
REMAIN

10' DRAINAGE EASEMT

proposed water svc (lot 2)

PROPOSED RAIN
GARDEN (600 S.F.)

EX. TREES TO
REMAIN

PERVIOUS PAVERS,
TYP.

EXISTING 10'
DRAINAGE EASEMENT

N09°49'23"W

267.46'

5' MBSL

685

121 GIST STREET

685

684

683

682

681

680

686

687

688

689

EXISTING 5' SIDE BUILDING SETBACK

687

688

689

proposed SS svc (lot 2)

ex SS svc (lot 1)

existing water svc (lot 1)

N08°34'25"W

73.37'

GIST STREET (LOCAL, 40' R.O.W.)

40' ROW

ex. sewer

ex. water line

ex. manhole

GRADING, DRAINAGE, & UTILITY PLAN

Existing Grading & Drainage Data Chart

- Site Area: 1.46 AC
- Impervious Area: 0.54 AC

Peak Flow Runoff

- 2 year: 1.76 CFS
- 5 year: 3.12 CFS
- 10 year: 4.08 CFS
- 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart

- Site Area: 1.46 AC
- Impervious Area: 0.71 AC

Peak Flow Runoff

- 2 year: 1.59 CFS
- 5 year: 2.35 CFS
- 10 year: 3.98 CFS
- 100 year: 7.26 CFS

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.

3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Grading & Drainage Data Chart

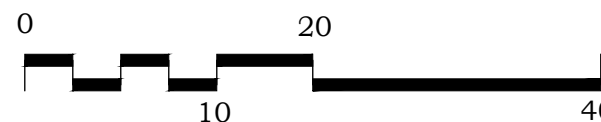
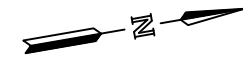
- Site Area: 0.45 AC (19,622 SF)
- Impervious Area: 0.224 AC (9,796 SF)
- Disturbed Area: 0.26 AC (11,325 SF)
- Total Pervious Area: 0.225 AC (9,826 SF)
- Landscape Surface Ratio: 0.50

STORMWATER NARRATIVE & IMPACT STATEMENT: PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA.

SINCE THERE IS NO PUBLIC INFRASTRUCTURE AVAILABLE, THE PROPOSAL IS TO DRAIN THE SITE THROUGH GRASS SWALES, LEADING TO 2 RAIN GARDEN AREAS TOWARDS THE REAR OF THE SITE. THESE RAIN GARDENS WILL BE DESIGNED SO AS TO RETAIN STORMWATER ON SITE UNTIL IT CAN EVENTUALLY INFILTRATE INTO THE SOIL. THE RAIN GARDENS WILL BE PLANTED WITH BIO-PLANTINGS (SUCH AS ITEA OR MISCANTHUS), SO THAT IT WILL HELP REDUCE RUNOFF AND TREAT THE STORMWATER BEFORE IT INFILTRATES INTO THE GROUND.

UTILITY IMPACT STATEMENT:

Water & Sewer - With the addition of 1 single family lot, it is anticipated that 350 gpd will be added to this area. A request for water and sewer availability has been submitted to the City of Franklin.



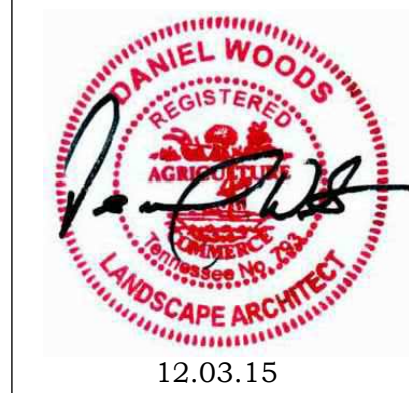
UTILITIES
ELECTRIC - MIDDLE TENNESSEE ELECTRIC
SEWER - CITY OF FRANKLIN
WATER - CITY OF FRANKLIN
GAS - ATMOS

Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE



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