

BUILDING DATA

UNIT	STORIES	NO OF BLDGS	BLDG FOOTPRINT	SF SUBTOTAL
CLUB/LEASING	1.5	1	7000	7000
BLDG A	3	1	11762	11762
BLDG B	3	2	13503	27006
BLDG C	2	3	5263	15789
BLDG D	2	4	5096	20384
BLDG E	3	1	16633	16633
BLDG F	3	2	19230	38460

TOTAL BLDG SF 137034

SITE DATA

BUILDINGS	137,034
PAVEMENT	297,376
GREEN SPACE	436,834
TOTAL SF	871,244

STATEMENT OF IMPACTS

DRAINAGE

THE PROPERTY DRAINS TO THE SOUTHEAST AND FLOWS INTO THE SOUTH PRONG OF SPENCER CREEK.
IMPERVIOUS AREA FOLLOWING DEVELOPMENT WILL EQUAL 434,410 SF.
THERE WILL BE NO CHANGES IN OUTFALL AND STORMWATER WILL BE TREATED ON-SITE.

MINERAL RIGHTS

NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

POLICE AND FIRE

FRANKLIN FIRE DEPT. MALLORY STATION #3, 370 MALLORY STATION RD -

3.0 MILES S DRIVING DISTANCE

FRANKLIN POLICE DEPT. STATION, 900 COLUMBIA AVE. -

2.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .23 UNITS.

270 X .23 = 62 STUDENTS

JOHNSON ELEMENTARY, 1-4 GRADES

FRANKLIN 3.4 MILES

FREEDOM INTERMED & MID. SCHL, 5-8 GRADES

FRANKLIN 3.7 MILES

FRANKLIN HIGH SCHOOL, 9-12 GRADES

FRANKLIN 1.4 MILES

RECREATION FACILITIES

THE FACILITY WILL INCLUDE A SWIMMING POOL, OUTDOOR COURTS, AND AN EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS HARLINSDALE PARK, 4 MILES FROM THE SITE.

REFUSE COLLECTION

REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

REPURIFIED (REUSE) WATER FACILITIES

REUSE WATER IS AVAILABLE FOR IRRIGATION. DURING A PEAK WEEK, IF THE ENTIRE SITE IS IRRIGATED THERE WILL BE A DEMAND OF "272,294 GALLONS PER WEEK."

RESTRICTIVE COVENANTS

THE PROPERTY IS RENTAL. THEREFORE, THERE IS NOT A HOMEOWNERS ASSOCIATION. THE PROPERTY OWNERS WILL MAINTAIN THE BUILDING, GROUNDS, AND ALL FINISHES. THE OWNERS WILL REGULATE THE TENANTS AND THE FACILITY.

SEWER

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

STREET NETWORK / TRAFFIC IMPACT

THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY.

a. THE SITE WILL CONNECT TO FRANKLIN ROAD THROUGH LEGENDS CLUB LANE.

b. THERE WILL BE AN EMERGENCY ACCESS LANE TO FRANKLIN ROAD.

c. THE SITE WILL BE CONNECTED TO THE COF PROPOSED TRAIL SYSTEM IF POSSIBLE.

d. A TRAFFIC STUDY IS PROVIDED.

e. TOTAL TRIP GENERATION IS "1,736" DAILY TRIPS.

WATER

WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.

147 - 1 BR APARTMENT UNITS @ 250 GPD = 36,750 GPD

123 - 2 BR APARTMENT UNITS @ 300 GPD = 36,900 GPD

POOL 181 USERS @ 10 GPD = 1,810 GPD

CLUBHOUSE 1 @ 250 X 10 = 250 GPD

TOTAL = 75,710 GPD or 216 SFUE'S

LAND USE COMPLIANCE

CHARACTER AREA OVERLAY:

BCCO-7

APPLICABLE DEVELOPMENT STANDARD:

CONVENTIONAL

1. THE FRANKLIN LAND USE PLAN IDENTIFIES THIS OVERLAY AREA AS:

- GATEWAY TO CITY
- RURAL IN HISTORY AND NATURE
- DEVELOPMENT INCLUDING WIDE SETBACKS, GENEROUS OPEN SPACE, AND CLUSTERING OF ATTACHED RESIDENTIAL UNITS (COMMERCIAL USES SHALL NOT BE CONSIDERED)
- COORDINATION WITH TDOT AND COF FOR CONTEXT SENSITIVE ROADWAY DESIGN
- MINIMAL GRADING
- MAXIMIZE INFORMAL NATURE OF THE AREA BY PROVIDING RURAL & SCENIC CHARACTER WITH OPEN DITCHES W/ OUT CURBS, FENCINGS & STONE WALLS, AND INFORMAL PLANTINGS NON-RIGID PLANTINGS.

2. THE PROPOSED PROJECT WILL ADDRESS POINTS A-F SUCCESSFULLY.

- THE PROPOSED ATTRACTIVE STRUCTURES COMBINED WITH A 150' SETBACK WILL PROVIDED A WIDE OPEN, ATTRACTIVE SPACE AND AN ATTRACTIVE VIEW FROM MACK HATCHER AS PART OF GATEWAY TO CITY.
- THE ENTRY TO THE DEVELOPMENT WILL BE RURAL IN NATURE WITH OPEN DITCH, PLANK FENCE, AND STONE ENTRY TREATMENT.
- THERE WILL BE AN 8' SIDEWALK FOLLOWING THE ENTRY ROAD FOR WALKING AND BIKING CONNECTIVITY PLUS OPPORTUNITIES TO CONNECT TO A COF TRAIL SYSTEM.
- THE SITE WILL BE MINIMALLY GRADED BY THE ENGINEERS WHO WILL ALSO WORK WITH THE COF AND TDOT FOR APPROPRIATE ROADWAY DESIGN IMPROVEMENTS.

LOCAL COMPATIBILITY

LOCATION

THIS SITE IS LOCATED ADJACENT TO MACK HATCHER PARKWAY WITH ACCESS ON FRANKLIN ROAD. THE ENTRY IS SHARED WITH THE CHURCH AND GOLF COURSE.

- THE CHURCH HAS HEAVY USE ON SUNDAYS 8-12 AND WEDNESDAY EVENINGS 5-9.
- THE GOLF COURSE TRAFFIC IS TYPICALLY 9-4 ANY DAY MISSING PEAK COMMUTING HOURS.

LAND USE

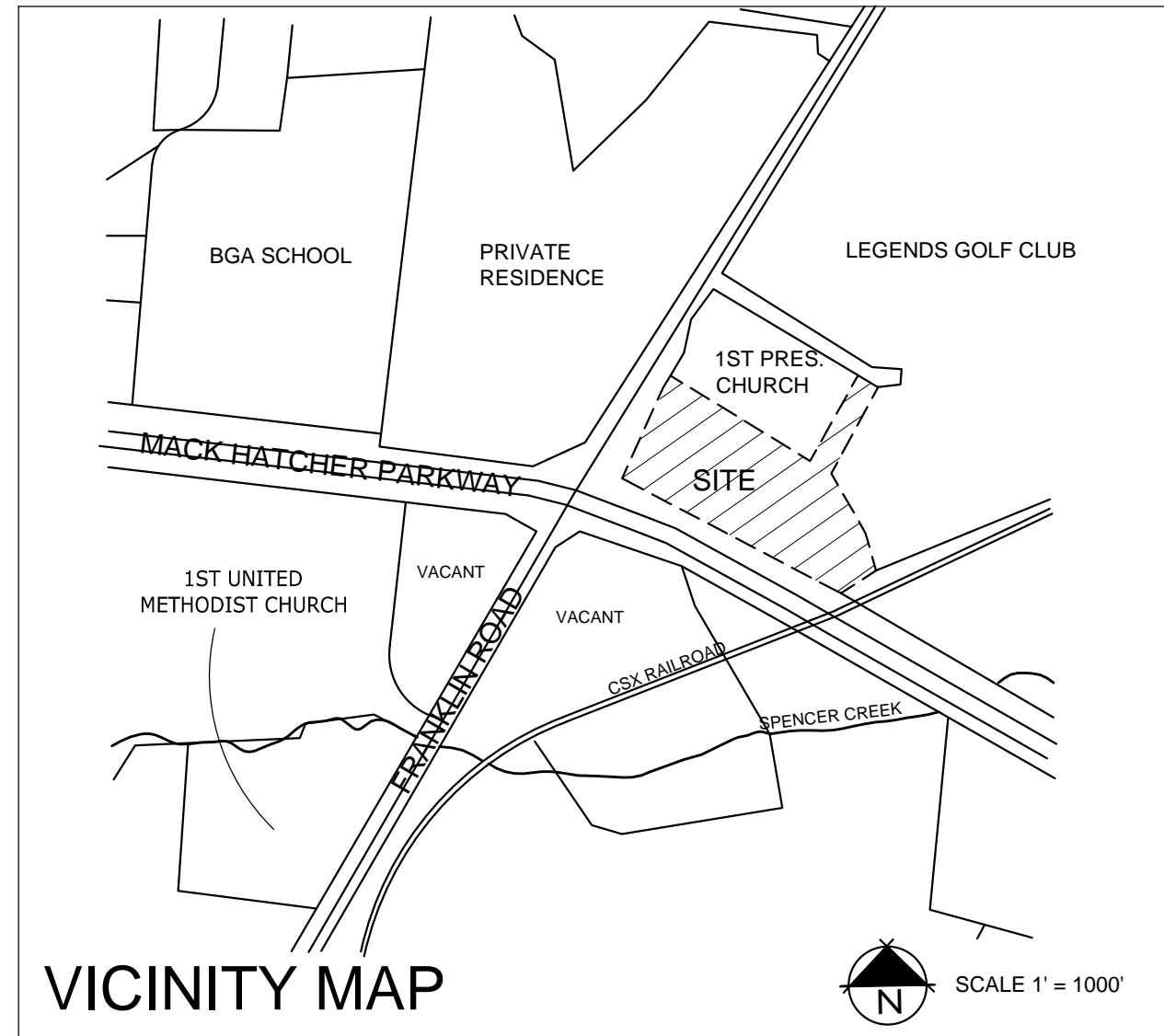
THE PROPOSED RESIDENTIAL COMPLEMENTS THE CHURCH AND GOLF COURSE. IT IS NOT COMPETITIVE FOR TRAFFIC TIMES AND THE GOLF CLUB AND CHURCH ARE FACILITIES DWELLERS MAY CHOOSE TO USE.

THE PROJECT WILL FURNISH POOL, TRAILS, AND CLUBHOUSE FOR RESIDENTS. THE TRAIL WILL CONNECT TO ANY EXISTING TRAILS THE CITY BUILDS.

ATTACHED RESIDENTIAL IS BENEFICIAL TO YOUNG PROFESSIONALS AND ADULTS LOOKING FOR A MAINTENANCE FREE LIFESTYLE AND SHORT COMMUTES TO WORK. THE CITY MAY WISH TO PUT THE COMPLEX ON ITS TROLLEY ROUTE. A TROLLEY STOP WOULD CONNECT RESIDENTS TO DOWNTOWN AND COOL SPRINGS VIA PUBLIC TRANSIT.

CHARACTER AREA COMPATIBILITY

- THE MAXIMUM HEIGHT OF THE 3 FLOOR UNITS WILL BE EQUAL TO OR SHORTER THAN OTHER SIMILAR LARGE STRUCTURES IN THE CHARACTER AREA
- THE WIDE 150' SETBACK IS A METHOD UTILIZED TO MAKE A PROPER SETTING FOR THE 3 FLOOR BUILDING TO WORK WITHIN THE BERRYS CHAPEL CHARACTER AREA.
- THE VIEW OF THE PROPERTY FROM MACK HATCHER IS PRESERVED BY PROVIDING THE 150 FOOT WIDE BUFFER.
- THE 3 FLOOR UNITS ARE BUFFERED BY THE EXISTING BERM AT MACK HATCHER AND FRANKLIN ROAD. THE BERM WILL BE ENHANCED WITH PLANTING AND EARTH MOVEMENT.
- VEHICULAR & EMERGENCY ACCESS WILL BE ASSISTED BY ROADWAY IMPROVEMENTS TO FRANKLIN ROAD IN CO-ORDINATION WITH COF AND TDOT. THIS MAY OCCUR THROUGH THE EXISTING ENTRY, AN ADDITIONAL ENTRY, OR AN EMERGENCY ENTRY.



SITE DATA CHART

PROJECT NAME:	IRON HORSE
PROJECT NUMBER:	6104
SUBDIVISION:	ASPEN GROVE PUD SUBDIVISION SECTION 5
LOT NUMBER:	84
ADDRESS:	145 LEGENDS CLUB LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 62 PARCEL 43
EXISTING ZONING:	CIVIC & INSTITUTIONAL (CI)
PROPOSED ZONING:	SD-X 13.5
CHARACTER AREA OVERLAY:	BCCO-7
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	20.001 AC
TOTAL SF:	871,243.56 SF
BUILDING SETBACKS:	FRONT SOUTH & WEST 150' SIDE 10' REAR 25'
OWNER:	TIMOTHY P. VACEK, CFA IRON HORSE PARK, LLC 138 2ND AVENUE NORTH NASHVILLE, TN 37201 615.620.5988 EMAIL: rvacek@1stpartners.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE greggambles209@gmail.com
BUILDING FOOTPRINT SQUARE FOOTAGE:	139,027
BUILDING UNITS:	270 TOTAL 147 ONE-BEDROOM UNITS 123 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY PROPOSED:	13.2 DUA
BUILDING PRELIMINARY HEIGHT:	BLDG A-B-E-F 3 STORY 50' BLDG C-D 2 STORY 40' CLUBHOUSE 1 STORY 35'
LANDSCAPE SURFACE RATIO:	.50
MINIMUM LANDSCAPE SURFACE RATIO:	.40
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
MAXIMUM PARKING LIMIT (10%):	147 (1 BR) x 1.5 SPACES = 221 123 (2 BR) x 2.5 SPACES = 308 TOTAL SPACES REQUIRED: 529
EXISTING PARKING:	N/A
PARKING PROVIDED:	537 TOTAL SPACES 477 SURFACE SPACES 60 GARAGE SPACES
PARKLAND (IF APPLICABLE):	FEE IN LIEU
OPEN SPACE AREAS	
OPEN SPACE REQUIREMENT	43,562 SF = 5% x 871,244 SF TOTAL SITE AREA
FORMAL:	100% OF TOTAL SET ASIDE
FORMAL PROVIDED:	A. POOL 9,811 B. TRAIL 19,100 C. LANDMARK 6,925 D. GARDEN 12,232
INFORMAL:	NONE REQUIRED

SITE DESIGN NOTES

- THERE IS NOT A HOUSE OR BUILDING ON THE NATIONAL HISTORIC REGISTER NEAR OR WITHIN 500' OF THE DEVELOPING PROPERTY.
- THE BUILDINGS WILL BE SPRINKLED.
- BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAPS, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
- THERE IS NOT A TREE CANOPY ON THIS SITE.

- PARKLAND DEDICATION:
270 TOTAL DWELLINGS
35 UNITS x 1,200 SF = 42,000 SF
235 UNITS x 600 SF = 141,000 SF
183,000 SF / 4.21 ACRES

PARKLAND DEDICATION WILL BE GREENWAY TRAIL AREA ALONG MACK HATCHER & FRANKLIN ROAD. EXACT LOCATION OF EASEMENT AND TRAIL SHALL BE COORDINATED WITH THE COF PARKS DEPARTMENT AT SITE PLAN STAGE.

Revisions:
Deletions

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE

DESIGN PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JULY 11, 2016

IRON HORSE
DEVELOPMENT PLAN
145 LEGENDS CLUB LANE
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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OVERALL
DEVELOPMENT
PLAN

C2.0

COF 6194

7.11.2016 8.4.2016