

IRON HORSE DEVELOPMENT PLAN

ASPEN GROVE PUD SUBDIVISION, SECTION 5, LOT 84
TAX MAP 62, PARCEL 43

OWNER
IRON HORSE PARK, LLC
138 2ND AVE. NORTH
NASHVILLE, TN 37201
TIMOTHY P. VACEK, CFA
rvacek@1stpartners.com
615.620.5988

DEVELOPER
EMBREY INVESTMENTS
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT: BRAD KNOLLE,
SENIOR VICE-PRESIDENT DEVELOPMENT
bknolle@embreydc.com
210.804.5231 C 210.268.8620

APPLICANT
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765

CIVIL ENGINEER / SURVEYOR
LITTLEJOHN - S&ME CO.
1935 21st AVE. SOUTH
NASHVILLE, TN 37212
CONTACT: ANDREW WOLTERS, PE
SENIOR PROJECT MANAGER
awolters@leainc.com
615.324.3962

ARCHITECT
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TX 75001
DARREN DOBBINS, PROJECT ARCHITECT
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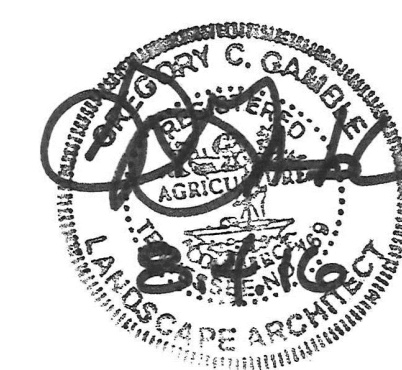
VICINITY MAP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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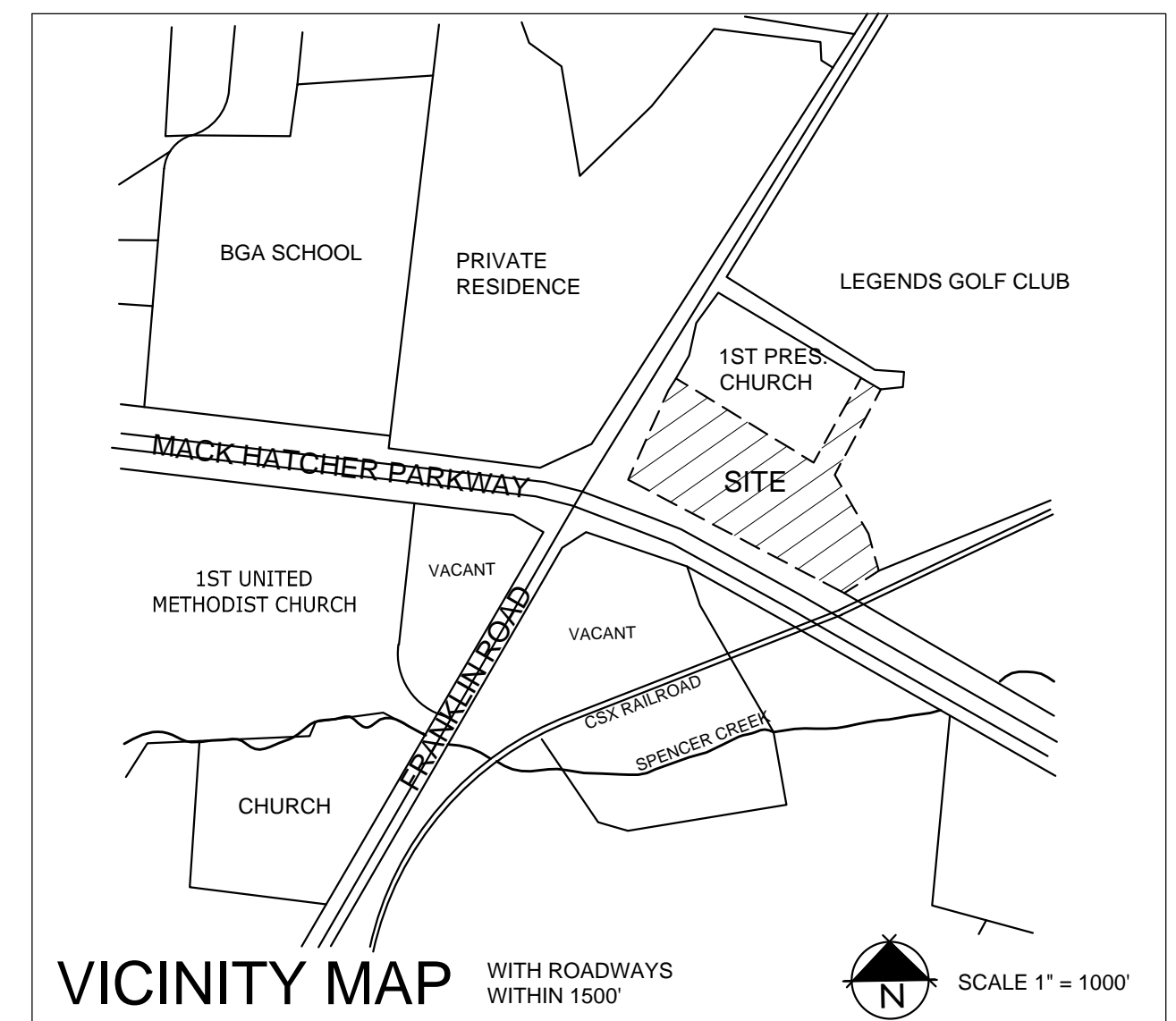
DEVELOPMENT NOTES

1. THE DEVELOPER WILL MAKE A PARKLAND DEDICATION CONTRIBUTION WHICH WILL INCLUDE A GREENWAY TRAIL EASEMENT ALONG BOTH FRANKLIN ROAD AND MACK HATCHER PARKWAY. THIS ACTION WILL BE CO-ORDINATED WITH COF PARKS AND RECREATION DEPARTMENT AT SITE PLAN.
2. THE PROJECT IS BEING RE-ZONED FROM CI TO SD-X 13.5.
3. MODIFICATION OF STANDARD REQUIRED FOR BUILDING "B" AS OVER 200' LONG. PROFILE OF BUILDING TYPE HAS BEEN VARIED. MAXIMUM BUILDING LENGTH 215'.



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com
JULY 11, 2016
AUGUST 4, 2016
COF # 6194

Pre-Developed		
Basin ID	Area (Acres)	C Coefficient
Bypass #1	1.38	0.35
Pre-Developed	18.62	0.35



SITE DATA CHART

PROJECT NAME:	IRON HORSE
PROJECT NUMBER:	XXXX
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:	BCO-7
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	20.001 AC
TOTAL SF:	871,243.66 SF
BUILDING SETBACKS:	FRONT SOUTH & WEST 150'

OWNER:
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BUILDING SQUARE FOOTAGE:	253,434
BUILDING UNITS:	264 TOTAL
	145 ONE-BEDROOM UNITS
	119 TWO-BEDROOM UNITS

RESIDENTIAL DENSITY PROPOSED:	13.2 DUA
BUILDING HEIGHT MAXIMUM:	BLDG A-B-E-F-G 3 STORY
	BLDG A-C-D 2 STORY
	CLUBHOUSE 1 STORY

LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:

MINIMUM PARKING REQUIREMENT: 1.5 PER 1 BEDROOM
2.5 PER 2 BEDROOM

	148 (1 BR) x 1.5 SPACES =	222
	121 (2 BR) x 2.5 SPACES =	303
	TOTAL SPACES REQUIRED:	525
MAXIMUM PARKING LIMIT (10%):	578	
EXISTING PARKING:	N/A	
PARKING PROVIDED:	537 TOTAL SPACES	

477 SURFACE SPACES
60 GARAGE SPACES

TREE CANOPY EXISTING: NONE

PARKLAND (IF APPLICABLE): GREENWAY TRAIL AREA TO BE DEDICATED TO COF
TOTAL AREA 4.19 ACRES BASED ON NUMBER OF UNITS

SITE DESIGN NOTES

1. THERE IS NOT A HOUSE OR BUILDING ON THE NATIONAL HISTORIC REGISTER NEAR OR WITHIN 500' OF THE DEVELOPING PROPERTY. ROPERS KNOB IS SOUTH OF THE PROJECT OVERLOOKING THE AREA.
2. THE BUILDINGS WILL BE SPRINKLED.
3. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAPS, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
4. NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
5. THERE ARE NO TREE CANOPIES ON THIS SITE; THE SITE IS A GRASSY FIELD.

SOIL TYPES KEY

Hu	HUNTINGTON SILT LOAM, PHOSPHATIC
MbB2	MAURY SILT LOAM, 2-5% SLOPES
MbC2	MAURY SILT LOAM, 5-12% SLOPES
StB2	STIVERSVILLE SILT LOAM, 2-5% SLOPES
StC2	STIVERSVILLE SILT LOAM, 5-12% SLOPES

SURVEY INFORMATION

1. PROPERTY BOUNDARY LINE SURVEY AND TOPOGRAPHIC MAPPING PERFORMED BY LEADING AGE LAND SERVICES, 2005.

2. PLANS REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100;
NAD 83 DATUM

Revisions:

Drawing Notes:



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND

ate: JULY 11, 2016

IRON HORSE
DEVELOPMENT PLAN
145 LEGENDS CLUB LANE

Franklin, Williamson County, Tennessee

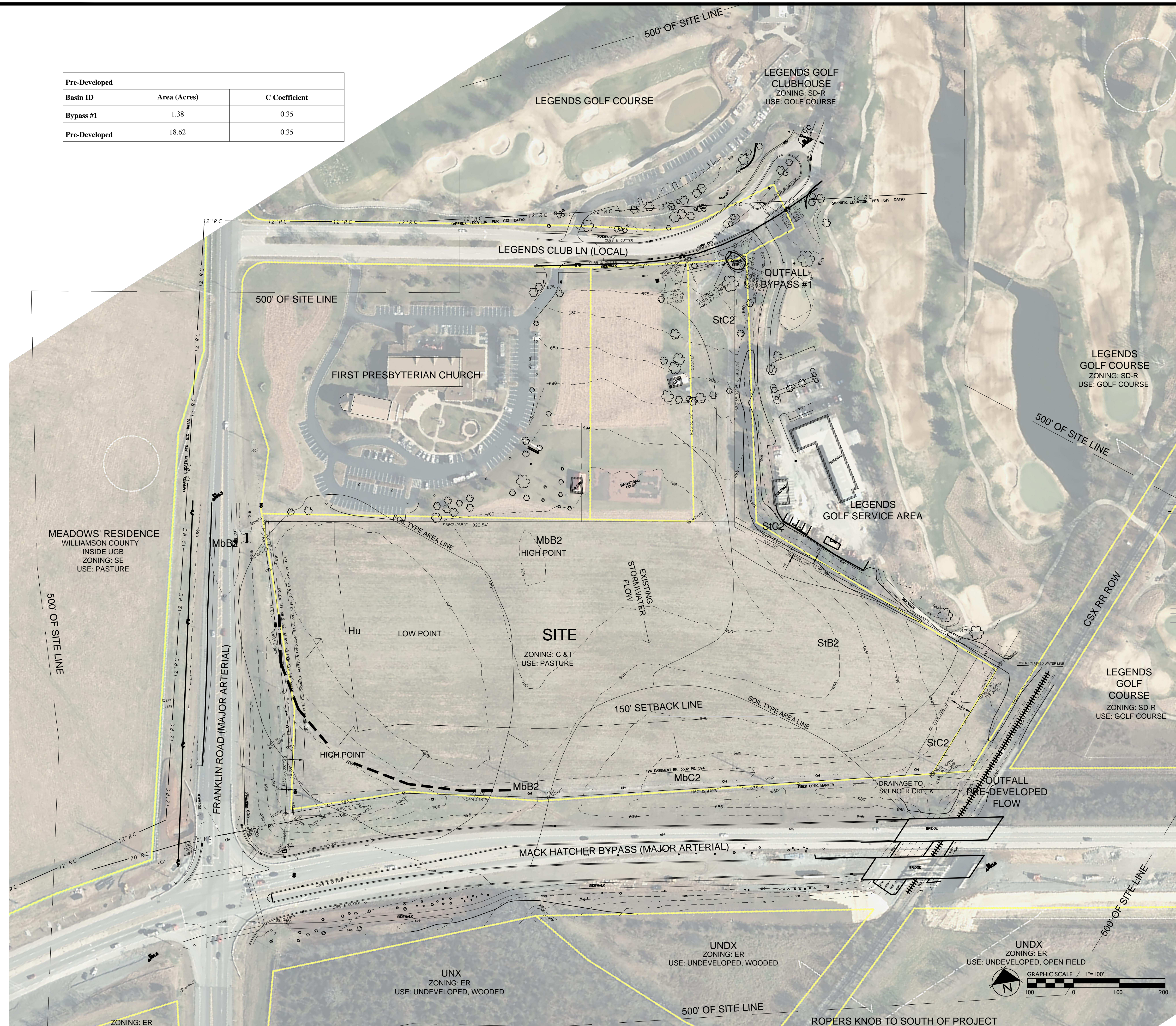


AMBLE DESIGN COLLABORATIVE
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SUITE 230
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OVERALL
EXISTING
CONDITIONS
PLAN

C1.0

OF 6194



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, FENCING & 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

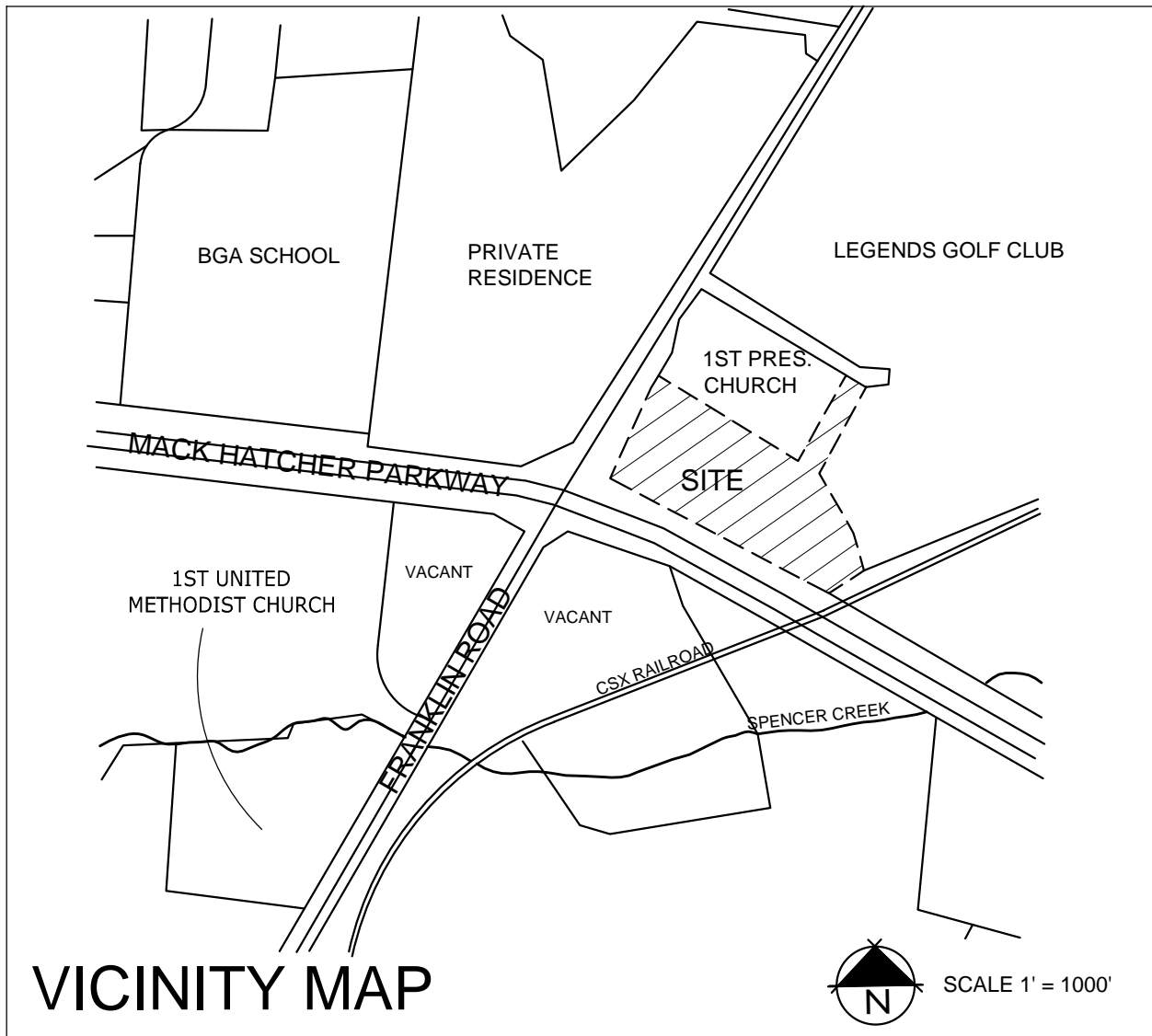
THE PROPOSED RESIDENTIAL COMPLEMENTS THE CHURCH AND GOLF COURSE. IT IS NOT COMPETITIVE FOR TRAFFIC TIMES AND THE GOLF CLUB AND CHURCH ARE FACILITIES DWELLERS MAY CHOOSE TO USE.

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
greggambler209@gmail.com

BUILDING FOOTPRINT SQUARE FOOTAGE:

BUILDING UNITS:	139,027
	270 TOTAL
	147 ONE-BEDROOM UNITS
	123 TWO-BEDROOM UNITS

RESIDENTIAL DENSITY PROPOSED:

BUILDING PRELIMINARY HEIGHT:	13.2 DIA
	BLDG A-B-E-F 3 STORY 50'
	BLDG C-D 2 STORY 40'
	CLUBHOUSE 1 STORY 35'

LANDSCAPE SURFACE RATIO:

MINIMUM LANDSCAPE SURFACE RATIO:

MINIMUM PARKING REQUIREMENT:

1.5 PER 1 BEDROOM

2.5 PER 2 BEDROOM

147 (1 BR) x 1.5 SPACES = 221

123 (2 BR) x 2.5 SPACES = 308

TOTAL SPACES REQUIRED: 529

582

N/A

EXISTING PARKING:

477 SURFACE SPACES

60 GARAGE SPACES

PARKLAND (IF APPLICABLE):

FEE IN LIEU

OPEN SPACE AREAS

OPEN SPACE REQUIREMENT

FORMAL:

FORMAL PROVIDED: 48,068 SF

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.

6. 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: 0

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

Date: JULY 11, 2016

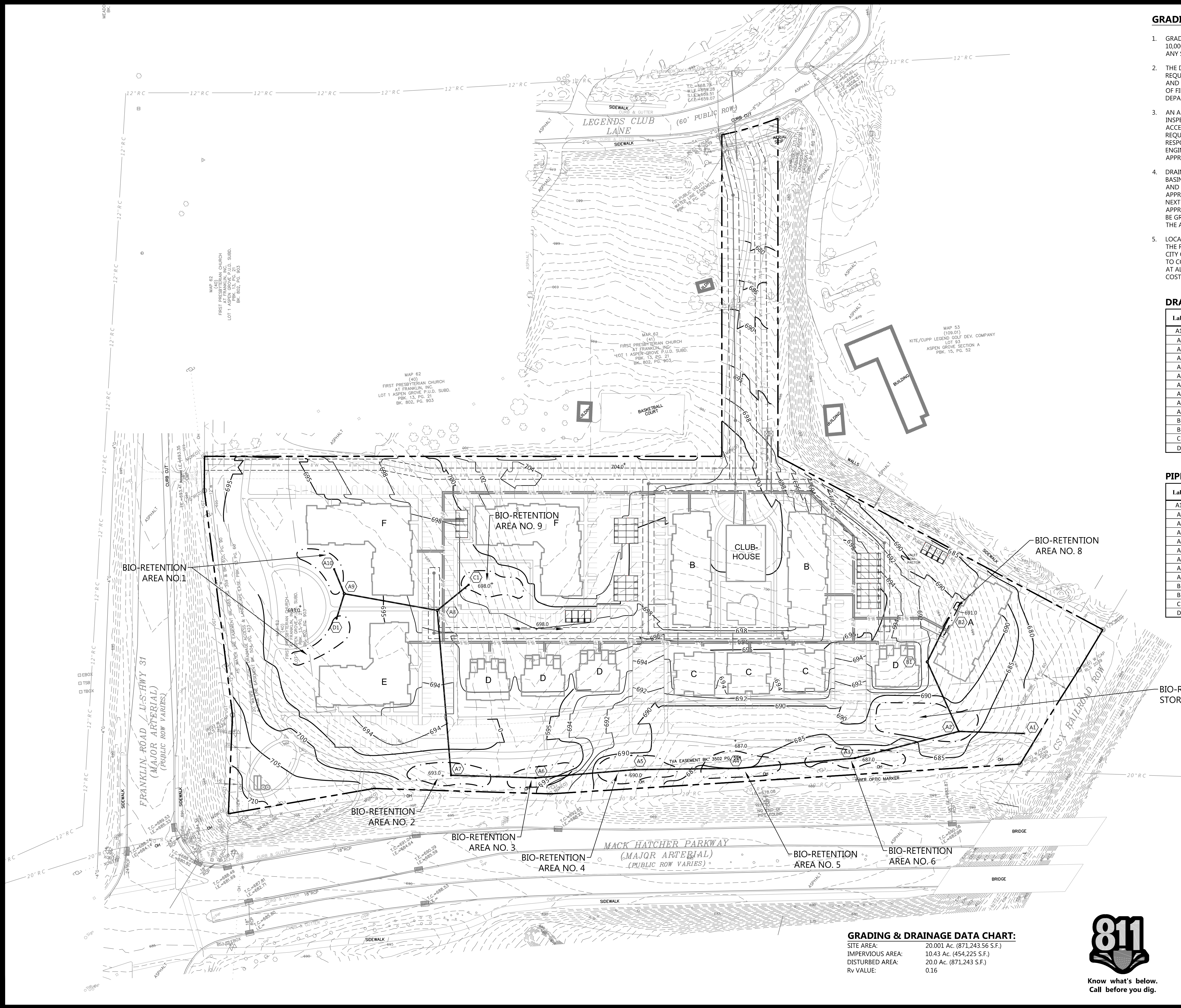
IRON HORSE
DEVELOPMENT PLAN
145 LEGENDS CLUB LANE
Franklin, Williamson County, Tennessee



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OVERALL
DEVELOPMENT
PLAN

C2.0



GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 S.F., ADDING MORE THAN 5,000 S.F. 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 COURSE 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.

DRAINAGE STRUCTURE TABLE

Label	Top of Casting (ft)	Inlet Type
A10	Water Quality Structure	93.50
A9	Junction	94.00
A8	Junction	97.00
A7	Water Quality Structure	93.50
A6	Water Quality Structure	94.50
A5	Water Quality Structure	90.50
A4	Water Quality Structure	87.50
A3	Water Quality Structure	87.50
A2	Outlet Structure	94.00
A1	Water Quality Structure	NA
B2	Water Quality Structure	91.50
B1	Junction	92.00
C1	Water Quality Structure	98.50
D1	Water Quality Structure	98.50

PIPE DATA TABLE

Label	Invert	Label	Invert	Length (ft)	Slope (ft/ft)	Pipe Size (Inches)	Type
A10	89.50	A9	89.27	46	0.50	15"	RCP
A9	89.07	A8	88.75	64	0.50	15"	RCP
A8	88.55	A7	87.05	300	0.50	15"	RCP
A7	86.85	A6	86.10	150	0.50	15"	RCP
A6	85.90	A5	85.00	180	0.50	15"	RCP
A5	84.80	A4	81.00	184	2.07	15"	RCP
A4	80.90	A3	80.80	210	0.05	15"	RCP
A3	80.60	A2	79.65	190	0.50	15"	RCP
A2	79.45	A1	78.87	116	0.50	15"	RCP
B2	87.00	B1	85.24	88	2.00	15"	RCP
B1	85.04	A2	79.65	136	3.96	15"	RCP
C1	94.00	A8	92.60	70	2.00	15"	RCP
D1	89.50	A9	89.27	46	0.50	15"	RCP

GRADING & DRAINAGE DATA CHART:

SITE AREA:	20.001 Ac. (871,243.56 S.F.)
IMPERVIOUS AREA:	10.43 Ac. (454,225 S.F.)
DISTURBED AREA:	20.0 Ac. (871,243 S.F.)
Rv VALUE:	0.16



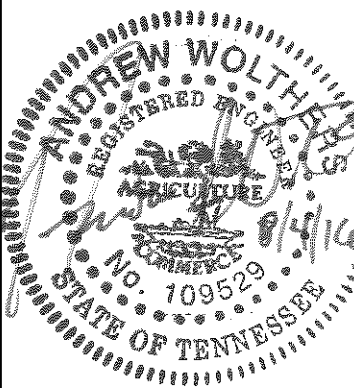
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Revisions:
August 4, 2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JULY 11, 2016

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



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OVERALL
SITE
GRADING

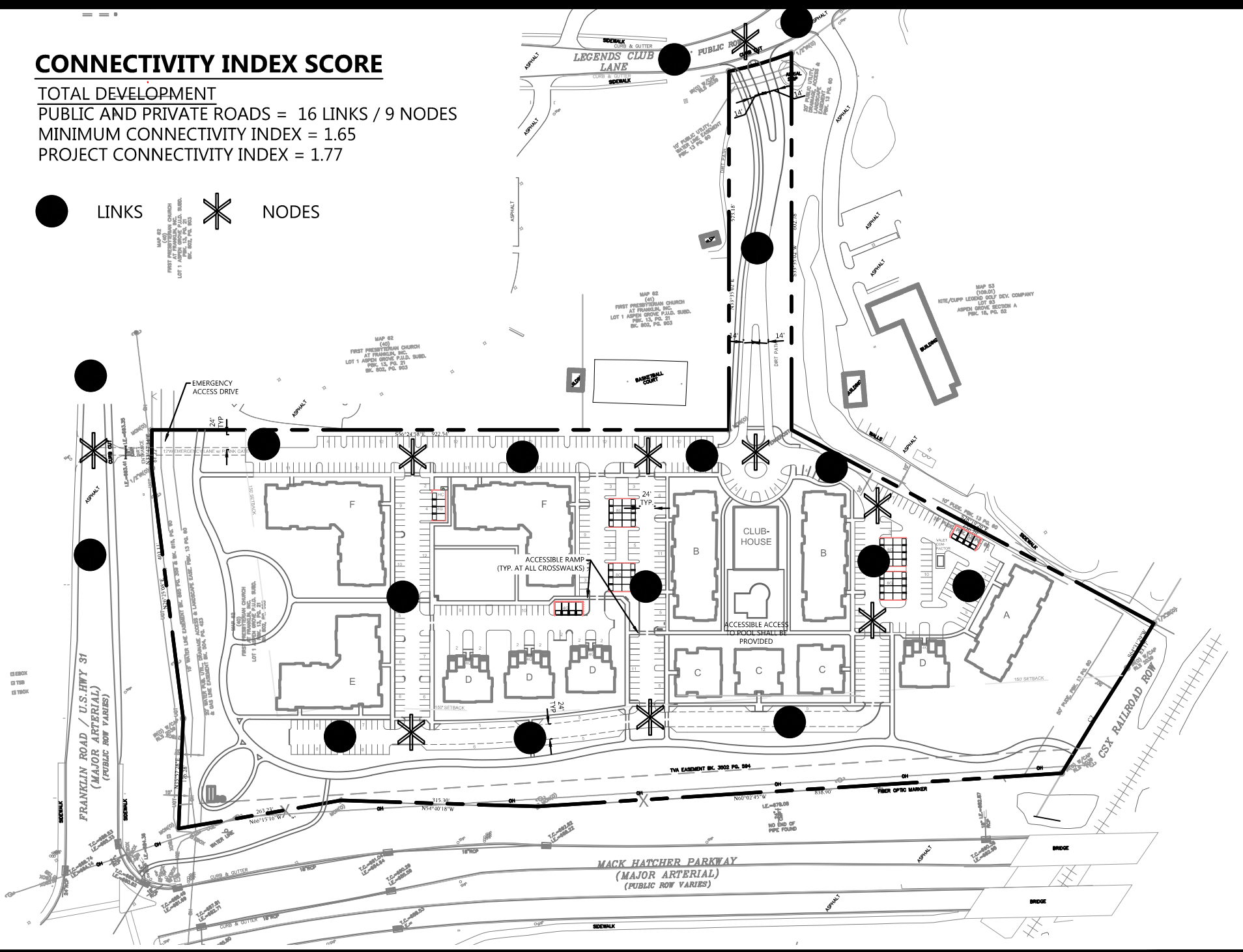
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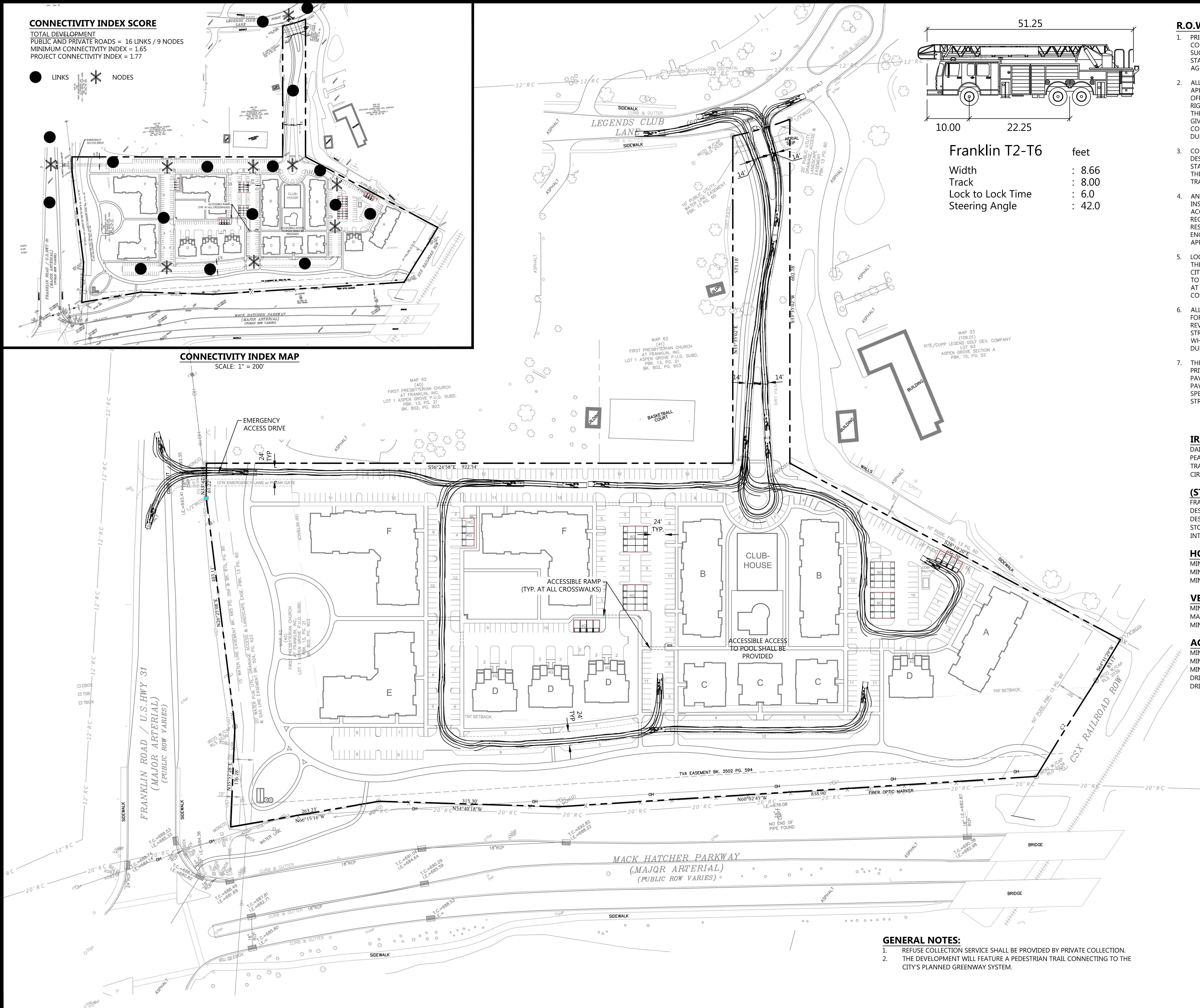
CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 16 LINKS / 9 NODES
MINIMUM CONNECTIVITY INDEX = 1.65
PROJECT CONNECTIVITY INDEX = 1.77

● LINKS
✱ NODES

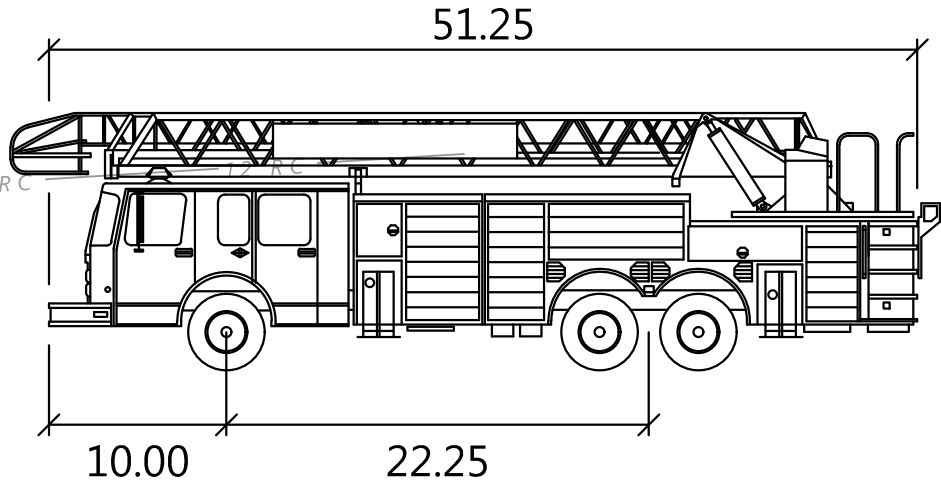


CONNECTIVITY INDEX MAP
SCALE: 1" = 200'



GENERAL NOTES:

- REFUSE COLLECTION SERVICE SHALL BE PROVIDED BY PRIVATE COLLECTION.
- THE DEVELOPMENT WILL FEATURE A PEDESTRIAN TRAIL CONNECTING TO THE CITY'S PLANNED GREENWAY SYSTEM.



Franklin T2-T6

feet

Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

R.O.W. & ACCESS GENERAL NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 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.
- 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.
- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

IRON HORSE R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION: xxx VEH PER DAY
PEAK HOUR TRIP GENERATION: xx VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: y OR n
CIRCULATION PLAN REQUIRED: y OR n

(STREET NAME) DESIGN PARAMETERS:

FRANKLIN TRANSPORTATION STREET TECHNICAL STANDARDS EDITION: xxxxx
DESIGN VEHICLE:
DESIGN SPEED / POSTED SPEED: xx MPH / xx MPH
STOPPING SIGHT DISTANCE: xxx FT.
INTERSECTION / DRIVEWAY SIGHT DISTANCE: xx FT.

HORIZONTAL ALIGNMENT:

MIN. CENTERLINE RADIUS: xxx FT.
MIN. TANGENT BETWEEN CURVES / INTERSECTIONS: xx FT.
MIN. CENTERLINE ARC LENGTH: xxx FT.

VERTICAL ALIGNMENT:

MIN. / MAX. CENTERLINE GRADE: xx% / xx%
MAX. APPROACH CENTERLINE GRADE: xx% FOR xx FT.
MIN. CREST / SAG CURVE K-VALUE: xx / xx

ACCESS MANAGEMENT:

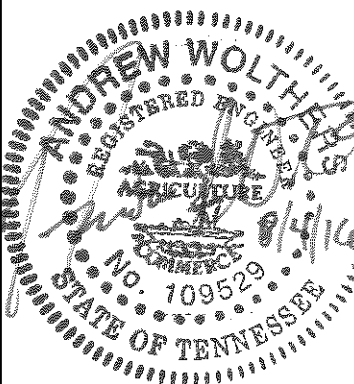
MIN. DISTANCE BETWEEN INTERSECTION: xxx FT.
MIN. DISTANCE BETWEEN HIGH VOLUME / ALLEYS & INTERSECTIONS: xxx FT.
MIN. DISTANCE BETWEEN DRIVEWAY & INTERSECTIONS: xxx FT.
DRIVEWAY WIDTH (TWO-WAY): xx-xx FT.
DRIVEWAY APPROACH STREET CONFIGURATION: xx FT. RADIUS RETURN OR CURB CUT

Revisions:
August 4, 2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JULY 11, 2016

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



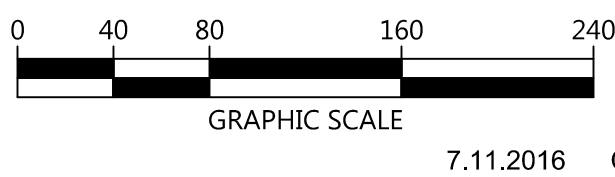
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OVERALL ROW
& ACCESS
PLAN

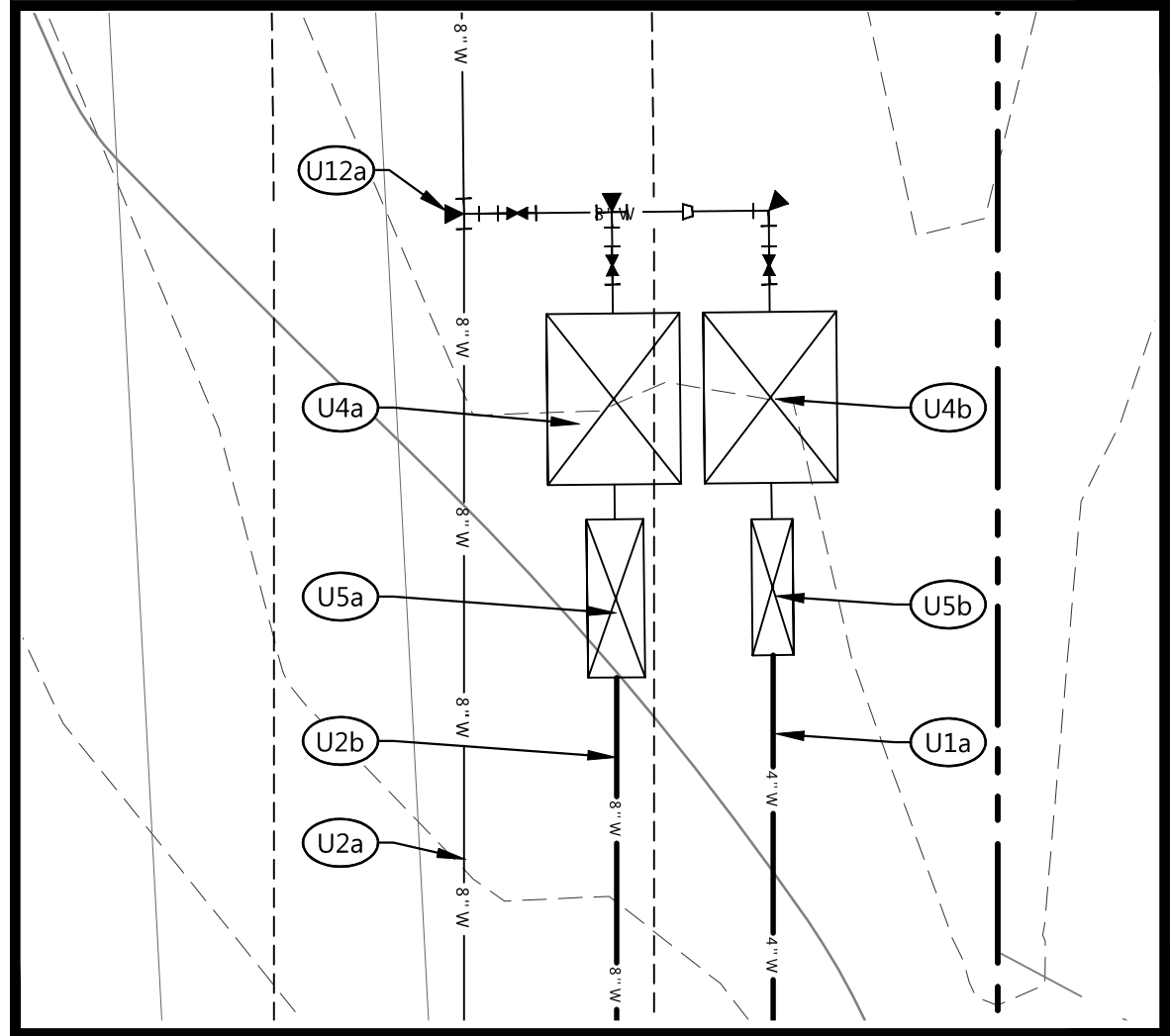
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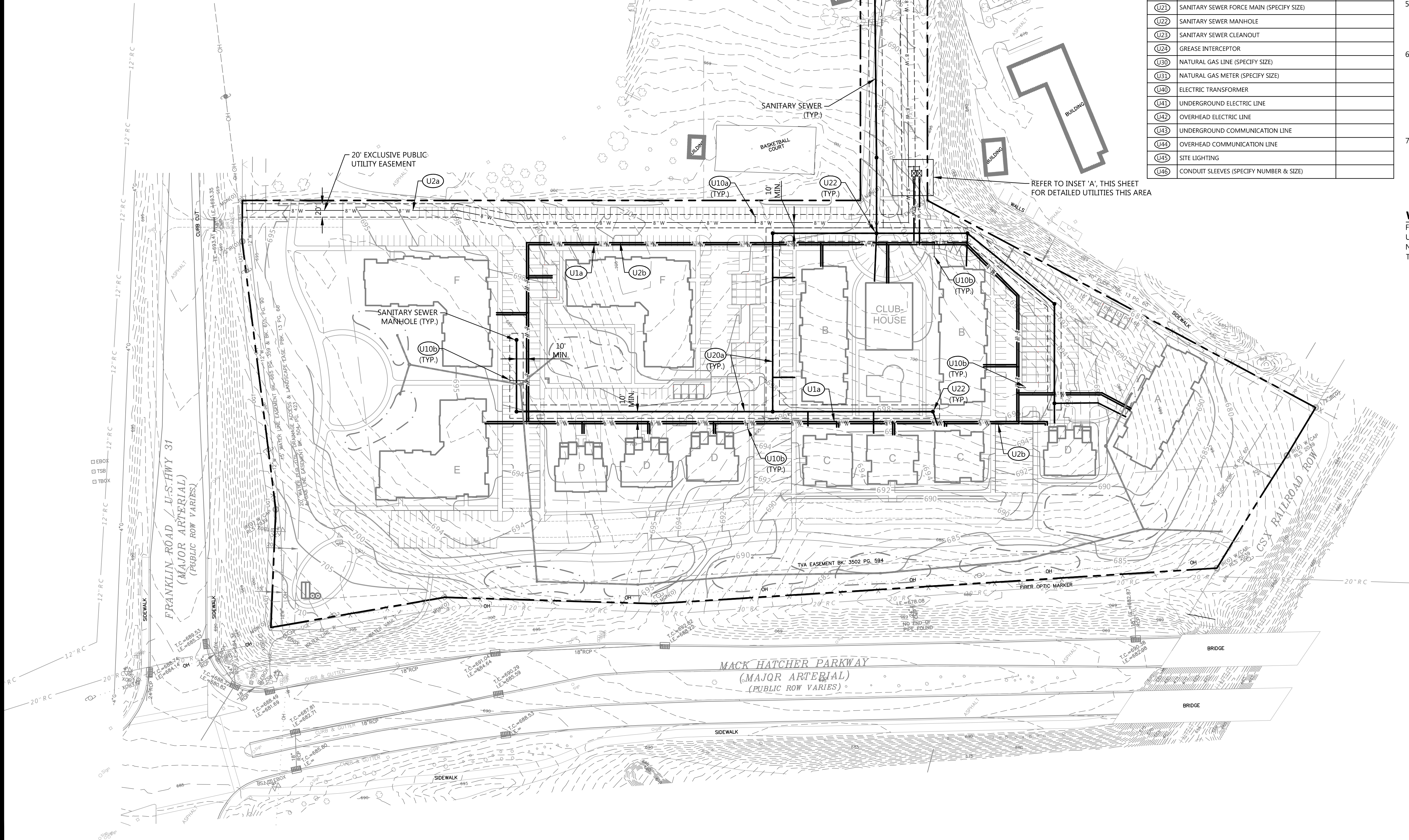
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G:\Projects\2016\51471601\dwg\Construction\514716014_C5-0_UT.dwg-C-5 Aug 04, 2016 pwilliams



INSET 'A'
SCALE: 1" = 10'



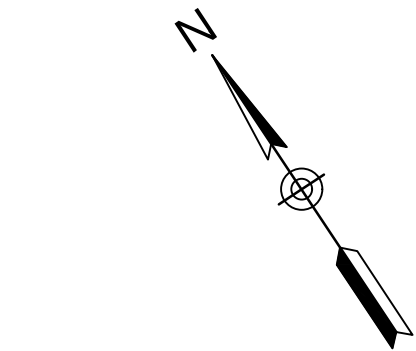
UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1a	WATER LINE (4")	
U1b	WATER LINE (SPECIFY SIZE)	
U2a	FIRE LINE (8" PUBLIC)	
U2b	FIRE LINE (8" PRIVATE)	
U3a	IRRIGATION LINE (SPECIFY SIZE)	
U3b	IRRIGATION LINE (SPECIFY SIZE)	
U4a	WATER METER (8")	
U4b	WATER METER (4")	
U4c	WATER METER (2")	
U5	REDUCED PRESSURE BACKFLOW PREVENTER (SIZE7)	
U6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (SIZE7)	
U7	WATER BLOCKING/KICKERS	
U8	POST INDICATOR VALVE	
U9	FIRE DEPARTMENT CONNECTION	
U10a	FIRE HYDRANT ASSEMBLY (PUBLIC)	
U10b	FIRE HYDRANT ASSEMBLY (PRIVATE)	
U11a	WATER VALVE (SPECIFY SIZE)	
U11b	WATER VALVE (SPECIFY SIZE)	
U12	TEE (8"x8")	
U12a	TEE (SPECIFY SIZE)	
U20a	SANITARY SEWER LINE (SPECIFY SIZE)	
U20b	SANITARY SEWER LINE (SPECIFY SIZE)	
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE)	
U22	SANITARY SEWER MANHOLE	
U23	SANITARY SEWER CLEANOUT	
U24	GREASE INTERCEPTOR	
U30	NATURAL GAS LINE (SPECIFY SIZE)	
U31	NATURAL GAS METER (SPECIFY SIZE)	
U40	ELECTRIC TRANSFORMER	
U41	UNDERGROUND ELECTRIC LINE	
U42	OVERHEAD ELECTRIC LINE	
U43	UNDERGROUND COMMUNICATION LINE	
U44	OVERHEAD COMMUNICATION LINE	
U45	SITE LIGHTING	
U46	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

WATER & SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

WATER & SEWER DATA CHART:

FACILITY TYPE:
UNIT FLOW IN GPD: xxx GPD PER (UNIT)
NUMBER OF UNITS:
TOTAL FLOW IN GPD: xxx GPD



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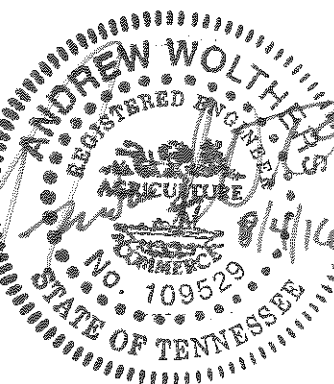
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Revisions:
August 4, 2016

Drawing Notes:

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



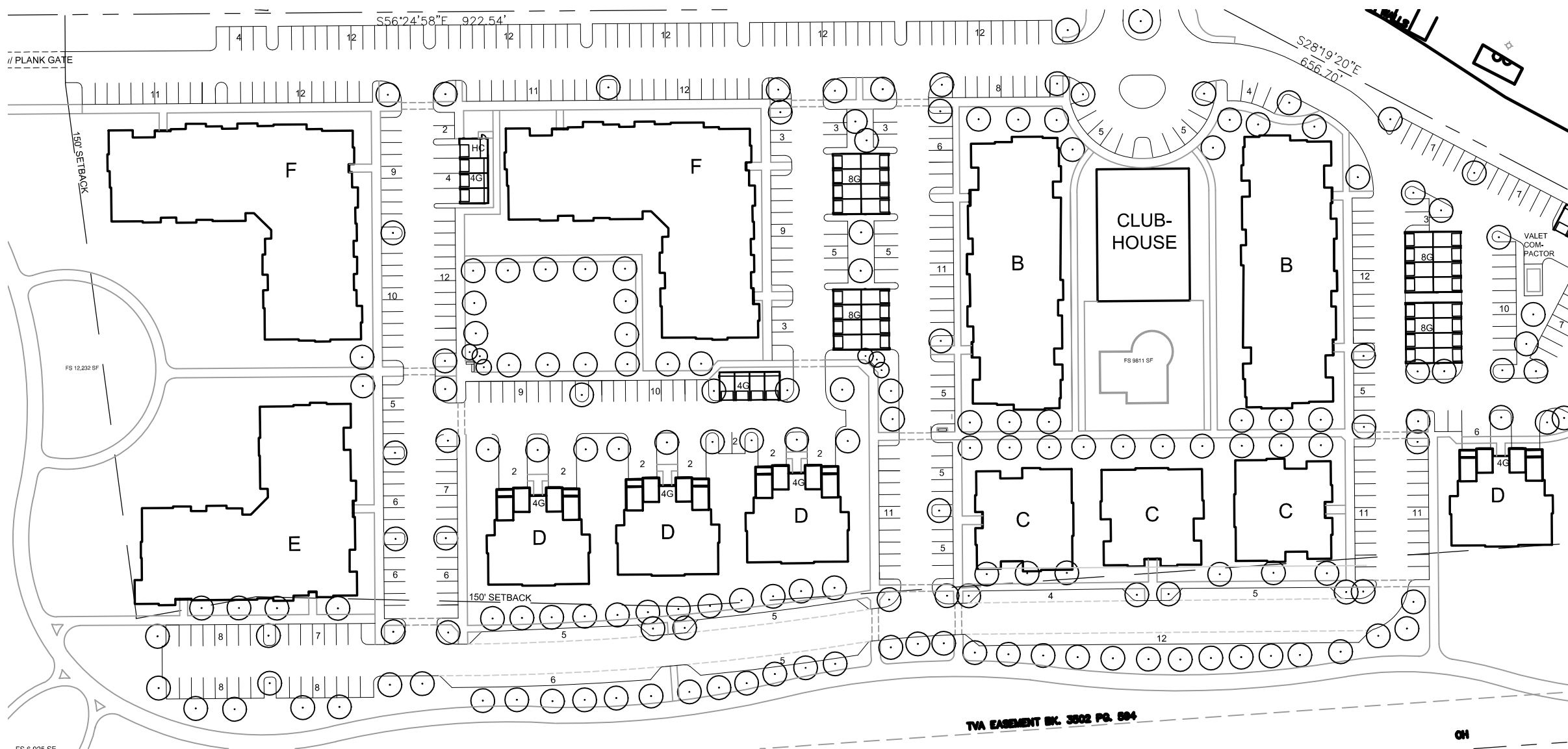
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OVERALL
SITE
UTILITIES

C5.0



ARCHITECTURAL ELEVATION
TYPE 'A' BUILDING FACADE



ARCHITECTURAL ELEVATION
TYPE 'E' BUILDING FACADE FACING
MACK HATCHER PARKWAY

ARCHITECTURAL DATA:

BUILDING HEIGHT: 3 STORIES

THE ARCHITECTURE FOR IRON HORSE WILL BE "BIG HOUSE" STYLE BUILDINGS. A BIG HOUSE BUILDING HAS MULTIPLE RESIDENTIAL UNITS UNDER ONE ROOF, BUT IS DESIGNED SIMILAR TO A LARGE MANSION. EACH BUILDING IS PLANNED TO HAVE A UNIQUE DESIGN, BUT COMPATIBLE WITH THE OTHER BUILDINGS.

THE PROPOSED ARCHITECTURAL STYLE WILL HAVE A RURAL, FARM-STYLE VERNACULAR, WITH EXTERIOR BUILDING MATERIALS OF STONE, BOARD SIDING, AND NEUTRAL COLORS.

THE CLUBHOUSE IS LOCATED ON ON AXIS WITH THE MAIN ENTRY FROM LEGENDS CLUB LANE AND WILL OFFER AMENITIES INCLUDING A POOL, FITNESS FACILITIES, AND A BUSINESS CENTER.

MATERIALS LIST:

STONE VENEER
FIBER CEMENT SIDING



ARCHITECTURAL ELEVATION
TYPE 'E' BUILDING FACADE FACING FRANKLIN ROAD



ARCHITECTURAL ELEVATIONS
TYPE 'C' & 'D' BUILDING FRONTAGES



Revisions:
Delamater 2015

Drawing Notes:

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Date: JULY 2016

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145 LEGENDS CLUB LANE
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ARCHITECTURAL
ELEVATIONS

A1.0



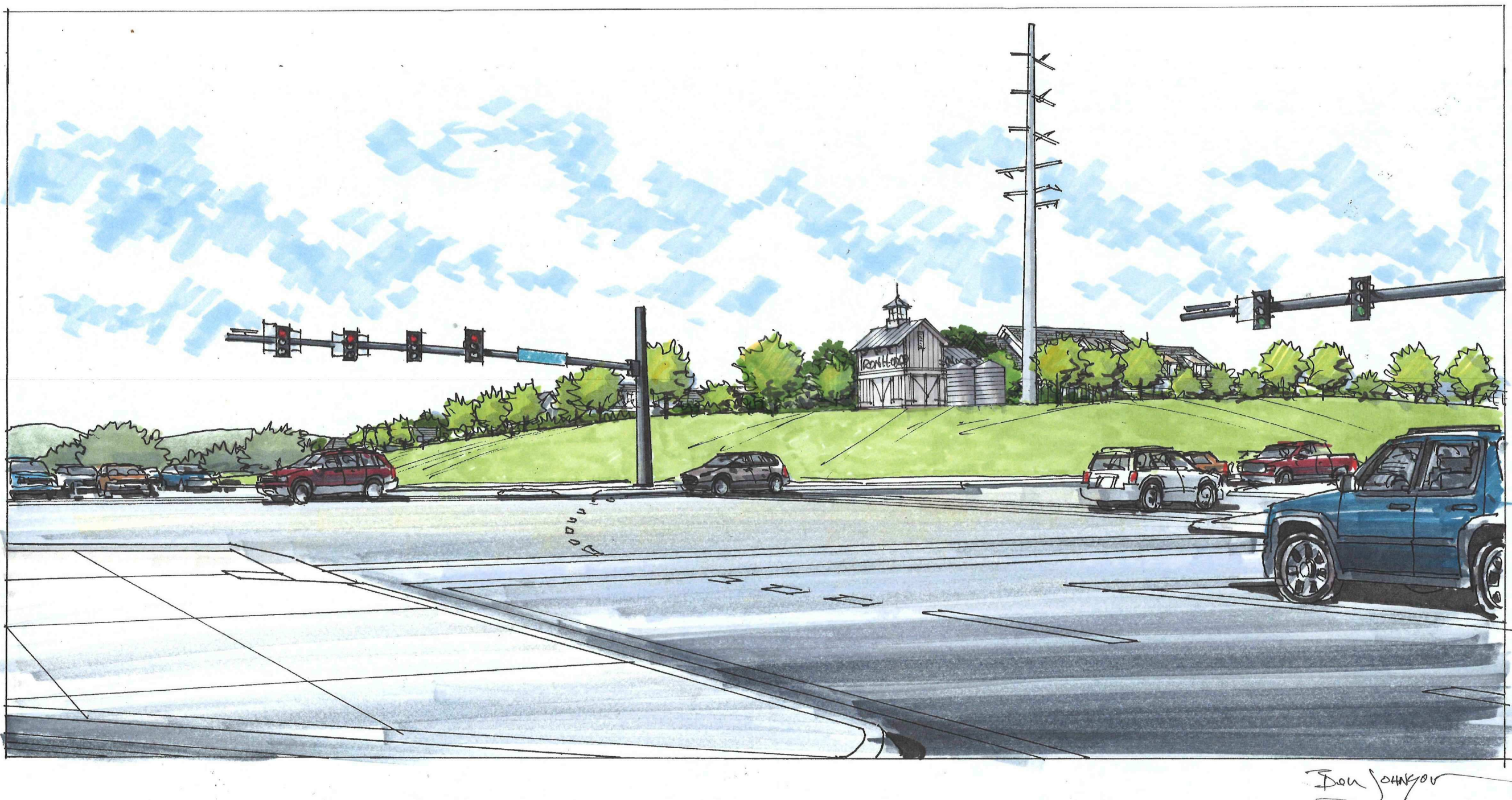
ARCHITECTURAL ELEVATION
VIEW FROM MACK HATCHER BYPASS TO COMPLEX DRIVING WEST



ARCHITECTURAL ELEVATION
VIEW FROM FRANKLIN ROAD TO WESTERN DEVELOPMENT EDGE



ARCHITECTURAL ELEVATION
VIEW OF TYPICAL GARAGES



ARCHITECTURAL ELEVATION
VIEW FROM MACK HATCHER BYPASS AT FRANKLIN ROAD
NOTE STRUCTURE IN FOREGROUND

ARCHITECTURAL DESIGN INTENT

THE DEVELOPMENT WILL FEATURE A SMALL SHED-LIKE LANDMARK STRUCTURE AT THE CORNER OF MACK HATCHER AND FRANKLIN ROAD. THE BUILDING WILL BE CONSTRUCTED IN AN IONIC RURAL STYLE REMINISCENT OF NEARBY FARM STRUCTURES FOUND IN WILLIAMSON COUNTY.

THE BUILDING WILL BECOME A LANDMARK IDENTIFYING THE DEVELOPMENT ACROSS THE COMMUNITY.

SIGNAGE ON THE SHED WILL FOLLOW THESE GUIDELINES:
a) LESS THAN 32 SF (NOT A BILLBOARD)
b) ATTACHED TO THE LANDMARK BUILDING, &
c) LOCATED BELOW THE BUILDING ROOF LINE.

TWO GRAIN BINS CONTAINING "CISTERNS" WILL BE LOCATED ADJACENT TO THE STRUCTURE. THEY WILL BE FITTED TO STORE RAINWATER FOR IRRIGATION. THE CYLINDRICAL STRUCTURES WILL RE-INFORCE THE FARMSTEAD DESIGN STYLE OF THE DEVELOPMENT PROJECT.

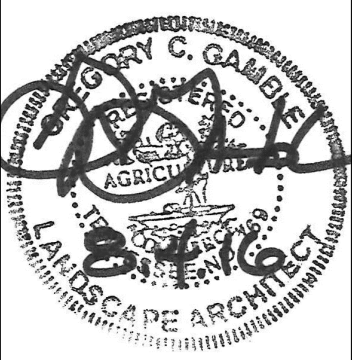


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Franklin, Williamson County, Tennessee



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ARCHITECTURAL
VIEWS

A1.1