REZONING REQUEST FOR WATER'S EDGE PUD SUBDIVISION **REVISION 2**

OWNER / APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC 100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179

BUILDER: GOODALL HOMES COMMUNITIES JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 JLUDINGTON@GOODALLHOMES.COM 615.451.5029

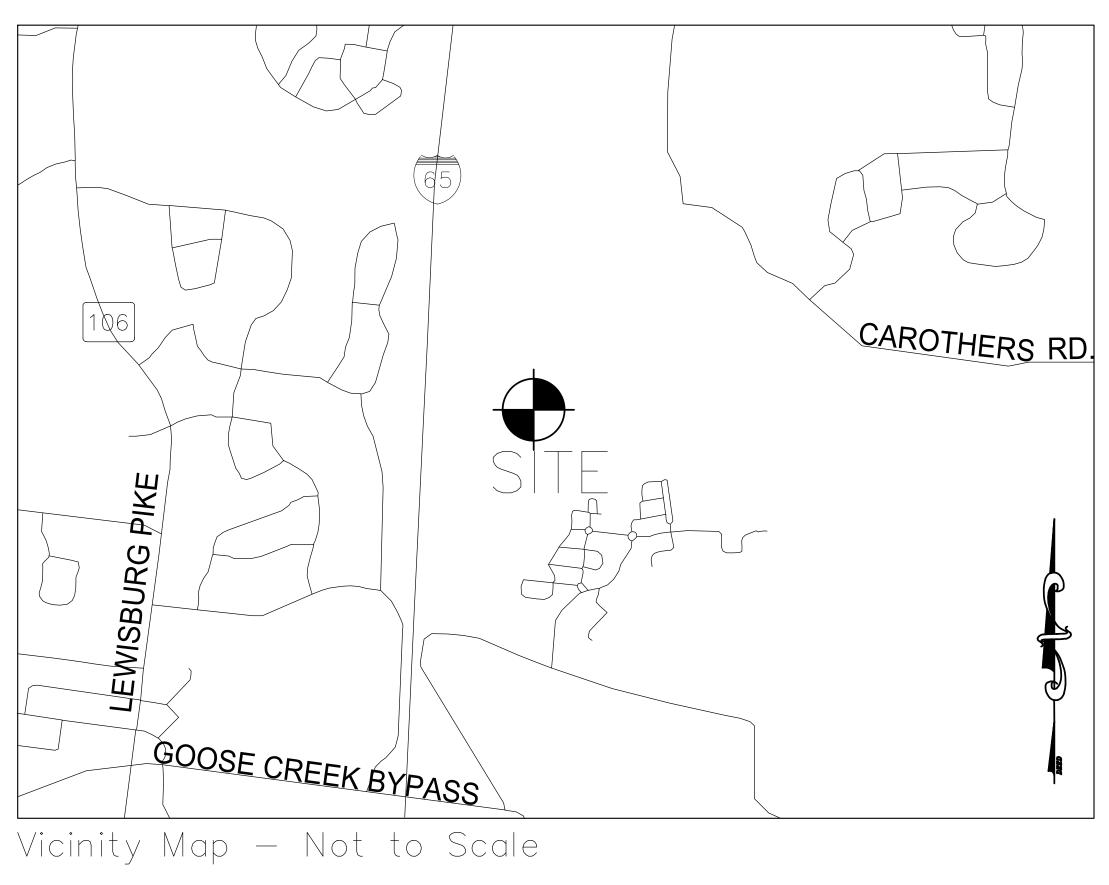
PLANNER / LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE GREG GAMBLE, RLA GREGGAMBLE209@GMAIL.COM 615.975.5765 **144 SOUTHEAST PARKWAY** SUITE 200 FRANKLIN, TN 37064

CIVIL ENGINEER: LAND SOLUTIONS COMPANY LYNN EALEY 2925 BERRY HILL DRIVE NASHVILLE, TN 37024 615.969.9202 LYNN@LANDSOLUTIONSCO.NET

SURVEY DATA PROVIDED BY: DALE & ASSOCIATES STEVE MATTHEWS, RLS 516 HEATHER PLACE NASHVILLE, TN 37204 615.297.5166

TRAFFIC ENGINEER FTG, LLC MS. GILLIAN L. FISCHBACH, PE, PTOE P.O. BOX 682736 FRANKLIN, TN 37068 615.771.8022 GFISCHBACK@FTGTRAFFIC.COM

A PLANNED RESIDENTIAL DEVELOPMENT MAP 89 PARCELS 49.00 FRANKLIN, TENNESSEE



14TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF FRANKLIN, TENNESSEE

REVISION 2

THIS REVISION IS TO ACCOMPANY DEVELOPMENT PLAN **REVISION 4 WHICH INCLUDES A LOT LAYOUT CHANGE** FOR THE SOUTHWEST PORTION OF THE SITE. THIS AREA COVERTS LOT TYPES FROM "SINGLE FAMILY DETACHED B" TO "SINGLE FAMILY DETACHED C" AND "COTTAGE" TYPES. THE TOTAL NUMBER OF LOTS INCREASES FROM 367 TO 395, WHICH IS AN INCREASE OF 28 LOTS.

PARKLAND DEDICATION NOTE:

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACEN TO THE HARPETH RIVER.

395 UNITS = 258,000 SF (5.92 ACRES) OF REQUIRED DEDICATED PARKLAND. (35 UNITS X 1,200 SF) + (360 UNITS X 600 SF)

PROPOSED TRAIL: 9600 LINEAR FEET 240,000 SF (5.5 ACRES) ASSOCIATED 25' EASEMENT:

CANOE ACCESS: 1,200 SF (.03 ACRES)

GREENWAY TRAIL EASEMENT TO BE AAPE - ALL PUBLIC ACCESS EASEMENT.

INDEX OF SHEETS

DESCRIPTION SHEET

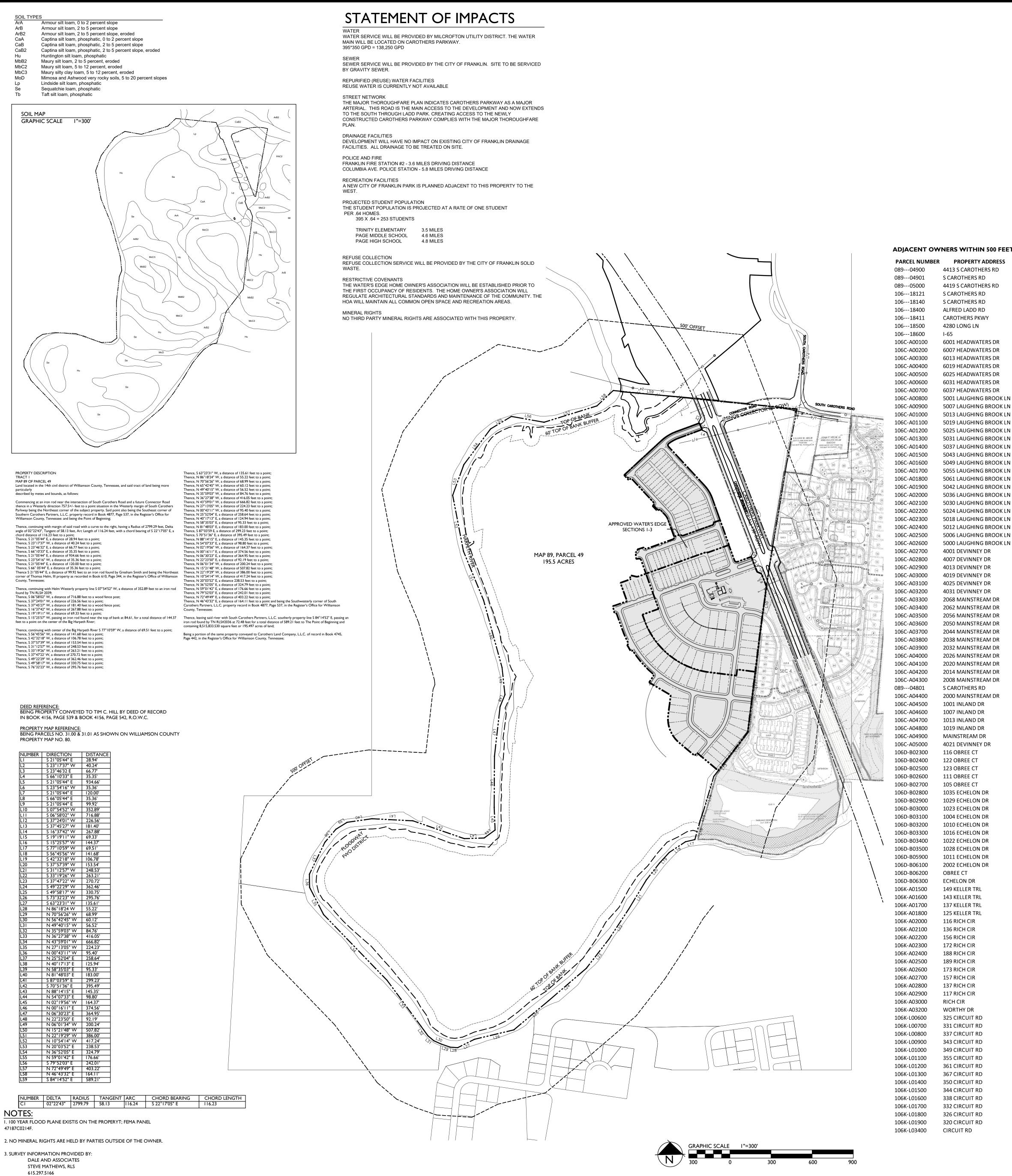
C 0.0	COVER SHEET AND LOCATION MA
C I.0	OVERALL EXISTING CONDITIONS
C I.I	ENLARGED EXISTING CONDITION
C I.2	ENLARGED EXISTING CONDITION



OCTOBER 10, 2016 COF #6283 **REVISION DATE:** I. November 3, 2016







106C-A00300 6013 HEADWATERS DR 106C-A00400 6019 HEADWATERS DR 106C-A00500 6025 HEADWATERS DR 6031 HEADWATERS DR 106C-A00600 106C-A00700 6037 HEADWATERS DR 106C-A00800 5001 LAUGHING BROOK LN 106C-A00900 5007 LAUGHING BROOK LN 106C-A01000 5013 LAUGHING BROOK LN 106C-A01100 5019 LAUGHING BROOK LN 106C-A01200 5025 LAUGHING BROOK LN 106C-A01300 5031 LAUGHING BROOK LN 106C-A01400 5037 LAUGHING BROOK LN 106C-A01500 5043 LAUGHING BROOK LN 106C-A01600 5049 LAUGHING BROOK LN 5055 LAUGHING BROOK LN 106C-A01700 106C-A01800 5061 LAUGHING BROOK LN 106C-A01900 5042 LAUGHING BROOK LN 106C-A02000 5036 LAUGHING BROOK LN 106C-A02100 5030 LAUGHING BROOK LN 106C-A02200 5024 LAUGHING BROOK LN 5018 LAUGHING BROOK LN 106C-A02300 5012 LAUGHING BROOK LN 106C-A02400 5006 LAUGHING BROOK LN 106C-A02500 5000 LAUGHING BROOK LN 106C-A02600 106C-A02700 4001 DEVINNEY DR 106C-A02800 4007 DEVINNEY DR 106C-A02900 4013 DEVINNEY DR 106C-A03000 4019 DEVINNEY DR 106C-A03100 4025 DEVINNEY DR 106C-A03200 4031 DEVINNEY DR 106C-A03300 2068 MAINSTREAM DR 2062 MAINSTREAM DR 106C-A03400 106C-A03500 2056 MAINSTREAM DR 2050 MAINSTREAM DR 106C-A03600 106C-A03700 2044 MAINSTREAM DR 2038 MAINSTREAM DR 106C-A03800 2032 MAINSTREAM DR 106C-A03900 106C-A04000 2026 MAINSTREAM DR 106C-A04100 2020 MAINSTREAM DR 106C-A04200 2014 MAINSTREAM DR 106C-A04300 2008 MAINSTREAM DR S CAROTHERS RD 089---04801 106C-A04400 2000 MAINSTREAM DR 106C-A04500 1001 INLAND DR 1007 INLAND DR 106C-A04600 106C-A04700 1013 INLAND DR 106C-A04800 1019 INLAND DR MAINSTREAM DR 106C-A04900 4021 DEVINNEY DR 106C-A05000 116 OBREE CT 106D-B02300 106D-B02400 122 OBREE CT 123 OBREE CT 106D-B02500 106D-B02600 111 OBREE CT 106D-B02700 105 OBREE CT 1035 ECHELON DR 106D-B02800 1029 ECHELON DR 106D-B02900 106D-B03000 1023 ECHELON DR 1004 ECHELON DR 106D-B03100 106D-B03200 1010 ECHELON DR 1016 ECHELON DR 106D-B03300 106D-B03400 1022 ECHELON DR 1028 ECHELON DR 106D-B03500

1011 ECHELON DR 2002 ECHELON DR OBREE CT ECHELON DR 149 KELLER TRL 143 KELLER TRL 137 KELLER TRL 125 KELLER TRL 116 RICH CIR 136 RICH CIR 156 RICH CIR 172 RICH CIR 188 RICH CIR 189 RICH CIR 173 RICH CIR 157 RICH CIR 137 RICH CIR 117 RICH CIR RICH CIR WORTHY DR 325 CIRCUIT RD 331 CIRCUIT RD 337 CIRCUIT RD 343 CIRCUIT RD 349 CIRCUIT RD 355 CIRCUIT RD 361 CIRCUIT RD 367 CIRCUIT RD 350 CIRCUIT RD 344 CIRCUIT RD 338 CIRCUIT RD 332 CIRCUIT RD 326 CIRCUIT RD 320 CIRCUIT RD CIRCUIT RD

SITE DATA:

PROJECT NAME: PROJECT NUMBER: SUBDIVISION: LOT NUMBER: ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT: EXISTING ZONING:

PROPOSED DENSITY: CHARACTER AREA OVERLAY:

APPLICABLE DEVELOPMENT STANDARD: TOTAL AC: TOTAL SF:

MINIMUM REQUIRED SETBACK LINES:

OWNER/APPLICANT:

ADDRESS

OFFICE PHONE CONTACT EMAIL ADDRESS

PLANNER/LANDSCAPE ARCHITECT: ADDRESS

> OFFICE PHONE CONTACT EMAIL ADDRESS

WATERS EDGE SUBDIVISION **REVISION 2** 6283 WATERS EDGE PUD 4413 S CAROTHERS RD FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT SD-R (1.91) SD-R (2.02) MECO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY CONVENTIONAL 195.5 AC 8,515,980 SF

REAL ESTATE SOLUTIONS GROUP, LLC 100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179

(PER LOT STANDARDS ON SHEET A1.0)

GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM

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	OWNER	OWNER STREET	OWNER CITY				CHARACTER AREA	LAND USE	DEV STANDARD
	REAL ESTATE SOLUTIONS GROUP LLC CAROTHERS LAND CO LLC	100 SADDLE SPRINGS BLVD 5760 OLD LEBANON DIRT RD	THOMPSONS STATION MT JULIET	TN TN	37179 37122	SD-R NC	MECO-6 MECO-6	Residential Vacant	Conventional Conventional
	HELM, JOHN THOMAS III	PO BOX 682605	FRANKLIN	TN	37068	NC	MECO-6	Residential	
	CRESCENT HELM LLC	227 W TRADE ST #1000	CHARLOTTE	NC	28202		MECO-6		
	CRESCENT HELM LLC TRILLIUM FARMS LP	227 W TRADE ST #1000 317 MAIN ST #201	CHARLOTTE FRANKLIN	NC TN	28202 37064		MECO-6 MECO-6	Residential Residential	Conventional Conventional
	BOULEVARD BUILDING GROUP LLC	PO BOX 1074	FAIRVIEW	TN	37062	R-2	GCCO-6	Residential	Conventional
	BASKIN, SADIE T.	4280 LONG LN	FRANKLIN	TN	37064	R-2	GCCO-6	Residential	
	CITY OF FRANKLIN GOODALL INC BUILDERS	PO BOX 305 393 MAPLE ST #100	FRANKLIN GALLATIN	TN TN	37065 37066	ER SD-R	MECO-6 MECO-6	Vacant Residential	Conventional Conventional
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179		MECO-6	Residential	Conventional
	REAL ESTATE SOLUTIONS GROUP LLC REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD 100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN TN	37179 37179		MECO-6 MECO-6		Conventional
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION THOMPSONS STATION	TN	37179		MECO-6		
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179		MECO-6		Conventional
.N	REAL ESTATE SOLUTIONS GROUP LLC GOODALL INC BUILDERS	100 SADDLE SPRINGS BLVD 393 MAPLE ST #100	THOMPSONS STATION GALLATIN	TN TN	37179 37066		MECO-6 MECO-6	Residential Residential	Conventional Conventional
.N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6	Residential	Conventional
N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
.N .N	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
.N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		
N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		
.N .N	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6	Residential Residential	Conventional Conventional
N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
.N .N	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
.N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
N.	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
.N .N	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
N	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066	SD-R	MECO-6		Conventional
.N	GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6 MECO-6		Conventional Conventional
	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6		Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6	Residential	Conventional
	REAL ESTATE SOLUTIONS GROUP LLC GOODALL INC BUILDERS	100 SADDLE SPRINGS BLVD 393 MAPLE ST #100	THOMPSONS STATION GALLATIN	TN TN	37179 37066		MECO-6 MECO-6		Conventional Conventional
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179		MECO-6		Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	GOODALL INC BUILDERS GOODALL INC BUILDERS	393 MAPLE ST #100 393 MAPLE ST #100	GALLATIN GALLATIN	TN TN	37066 37066		MECO-6 MECO-6		Conventional Conventional
	CRESCENT LOCKWOOD LLC	227 W TRADE ST STE 1000	CHARLOTTE	NC	28202		MECO-6		Conventional
	GOODALL INC BUILDERS	393 MAPLE ST #100	GALLATIN	TN	37066		MECO-6		Conventional
	REAL ESTATE SOLUTIONS GROUP LLC REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD 100 SADDLE SPRINGS BLVD	THOMPSONS STATION THOMPSONS STATION		37179 37179		MECO-6 MECO-6		Conventional Conventional
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION		37179		MECO-6	Residential	Conventional
	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STATION THOMPSONS STATION	TN TN	37179		MECO-6 MECO-6		Conventional
	REAL ESTATE SOLUTIONS GROUP LLC WILLOWBROOKE HENDERSONVILLE LLC	100 SADDLE SPRINGS BLVD 393 MAPLE ST STE 100	GALLATIN	TN	37179 37066		MECO-6		Conventional Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027	SD-R	MECO-6		Conventional
	OAK DUCK GENERAL PTNRSHP OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE 205 POWELL PLACE	BRENTWOOD BRENTWOOD	TN TN	37027 37027		MECO-6 MECO-6		Conventional Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	OAK DUCK GENERAL PARTNERSHIP OAK DUCK GENERAL PARTNERSHIP	205 POWELL PLACE 205 POWELL PLACE	BRENTWOOD BRENTWOOD	TN TN	37027 37027		MECO-6 MECO-6		Conventional Conventional
	OAK DUCK GENERAL PARTNERSHIP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	OAK DUCK GENERAL PTNRSHP OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE 205 POWELL PLACE	BRENTWOOD BRENTWOOD	TN TN	37027 37027		MECO-6 MECO-6		Conventional Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	OAK DUCK GENERAL PTNRSHP	205 POWELL PLACE	BRENTWOOD	TN	37027		MECO-6		Conventional
	CRESCENT HELM LLC CRESENT HELM LLC	227 W TRADE ST #1000 227 W TRADE ST #1000	CHARLOTTE CHARLOTTE	NC NC	28202 28202		MECO-6 MECO-6		Conventional Conventional
	CRESCENT HELM LLC	227 W TRADE ST #1000	CHARLOTTE	NC	28202		MECO-6	Residential	Conventional
	CRESCENT HELM LLC NELSON, CHRISTOPHER A.	227 W TRADE ST #1000 149 KELLER TRL	CHARLOTTE FRANKLIN	NC TN	28202 37064	SD-R R-2	MECO-6 GCCO-6		Conventional Conventional
	CICHOSTEPSKI, ADAM	149 KELLER TRL	FRANKLIN	TN	37064 37064	R-2 R-2	GCCO-6		Conventional
	FOX, MICHAEL RAY	137 KELLER TRL	FRANKLIN	TN	37064	R-2	GCCO-6		Conventional
	EMERSON, SCOTT E. SLOAS HOLLY S REV LIV TRUST	125 KELLER TRL 116 RICH CIR	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	SMITH, CRYSTAL	337 HADDON CT	FRANKLIN	TN	37067	R-2	GCCO-6		Conventional
	ADAMS, HEATH STUART	156 RICH CIR	FRANKLIN	TN	37064	R-2	GCCO-6		Conventional
	DOS SANTOS, JEFFERSON DUTY, JACK D. JR	172 RICH CIR 188 RICH CIR	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	MUELLER, ERIC S.	189 RICH CIR	FRANKLIN	TN	37064	R-2	GCCO-6		Conventional
	ROSS, MARI BETH	173 RICH CIR	FRANKLIN	TN	37064	R-2	GCCO-6		Conventional
	KASSINGER, JILL C BLACKWELL, BENNY E.	157 RICH CIR 137 RICH CIR	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	BROWN, BARRY T.	117 RICH CIR	FRANKLIN	TN	37064	R-2	GCCO-6	Residential	Conventional
	FRANKLIN LAND BANC LLC	130 SEABOARD LN #A-9 317 MAIN ST #201	FRANKLIN	TN TN	37067 37064	R-2 R-2	GCCO-6		Conventional
	TRILLIUM FARMS LP CRAWFORD, PATRICK NEELY	317 MAIN ST #201 325 CIRCUIT RD	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	LUNA CUSTOM HOMES LLC	1619 GALLERIA BLVD	BRENTWOOD	TN	37027	R-2	GCCO-6	Residential	Conventional
	LUNA CUSTOM HOMES LLC	1619 GALLERIA BLVD	BRENTWOOD	TN TN	37027 37064	R-2 R-2	GCCO-6		Conventional Conventional
	LCS INVESTMENTS, LLC LCS INVESTMENTS, LLC	103 FORREST CROSSING BLVD STE 204 103 FORREST CROSSING BLVD STE 204	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	LUNA CUSTOM HOMES LLC	1619 GALLERIA BLVD	BRENTWOOD	TN	37027	R-2	GCCO-6	Residential	Conventional
	GREGG AND RAINS BUILDING GROUP LLC GREGG AND RAINS BUILDING GROUP LLC	202 5TH AVE S 202 5TH AVE S	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	LCS INVESTMENTS, LLC	103 FORREST CROSSING BLVD STE 204	FRANKLIN	TN	37064 37064	к-2 R-2	GCCO-6		Conventional
		802 FOUNDERS POINTE BLVD	FRANKLIN	TN	37064	R-2	GCCO-6		Conventional
	LCS INVESTMENTS, LLC DURHAM JEREMY	103 FORREST CROSSING BLVD STE 204 802 FOUNDERS POINTE BLVD	FRANKLIN FRANKLIN	TN TN	37064 37064	R-2 R-2	GCCO-6 GCCO-6		Conventional Conventional
	LUNA CUSTOM HOMES LLC	1619 GALLERIA BLVD	BRENTWOOD	TN	37027	R-2	GCCO-6		Conventional
	GREGG AND RAINS BUILDING GROUP LLC	202 5TH AVE S	FRANKLIN		37064	R-2	GCCO-6		Conventional
	LCS INVESTMENTS, LLC	103 FORREST CROSSING BLVD STE 204	FRANKLIN	TN	37064	R-2	GCCO-6	nesidential	Conventional

OVERALL EXISTING CONDITIONS

4413 S CAROTHERS RD

4419 S CAROTHERS RD

S CAROTHERS RD

S CAROTHERS RD

S CAROTHERS RD

ALFRED LADD RD

CAROTHERS PKWY

6001 HEADWATERS DR

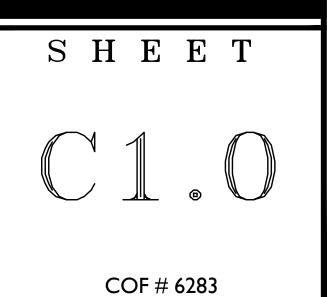
6007 HEADWATERS DR

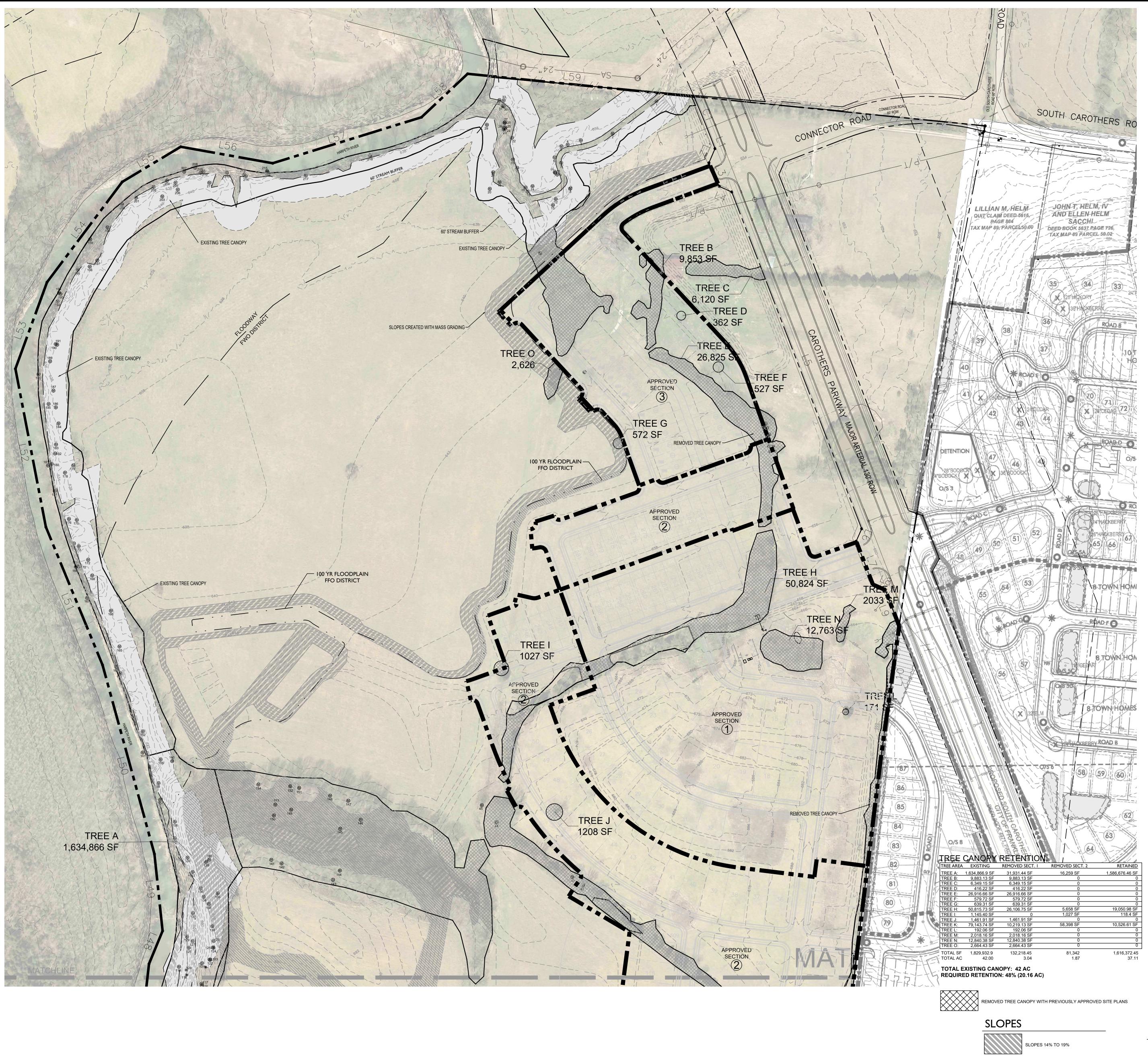
4280 LONG LN

I-65



<u>November 3, 2016</u> \square





SITE DATA

PROJECT NAME: PROJECT NUMBER: SUBDIVISION: LOT NUMBER: ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT: EXISTING ZONING:

PROPOSED DENSITY: CHARACTER AREA OVERLAY: APPLICABLE DEVELOPMENT STANDARD:

TOTAL AC: TOTAL SF: MINIMUM REQUIRED SETBACK LINES:

OWNER/APPLICANT: ADDRESS

OFFICE PHONE CONTACT EMAIL ADDRESS PLANNER/LANDSCAPE ARCHITECT:

ADDRESS OFFICE PHONE CONTACT

EMAIL ADDRESS BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE SURFACE RATIO: PARKING REQUIREMENTS:

RESIDENTIAL DENSITY: EXISTING TREE CANOPY: REQUIRED CANOPY PRESERVATION: PARKLAND (IF APPLICABLE): OPEN SPACE: FORMAL REQUIRED: FORMAL PROVIDED: INFORMAL REQUIRED: INFORMAL PROVIDED: TOTAL REQUIRED: TOTAL REQUIRED: TOTAL PROVIDED:

OVERALL DENSITY: NET DENSITY (MINUS ROW): NET DENSITY (MINUS ROW & CONSTRAINTS): NUMBER OF RESIDENTIAL UNITS BY USE TYPE: NONRESIDENTIAL SQUARE FOOTAGE: INCOMPATIBLE USE BUFFER: NONE

WATERS EDGE REZONING REQUEST, REVISION 2 6283 WATERS EDGE PUD N/A 4413 S CAROTHERS RD FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT SD-R (1.91) SD-R (2.02) MECO-6 FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY CONVENTIONAL 195.5 AC 8,515,980 SF (PER LOT STANDARDS ON SHEET C2.2, C2.3)

REAL ESTATE SOLUTIONS GROUP, LLC 100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179

GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM

N/A 2 STORY .60 .10 SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM 2.02 UNITS/AC 41.87 AC 20.10 AC GREENWAY DEDICATION 9.77 AC 12.61 AC 19.56 105.05 AC 29.32 AC

2.02 UNITS/AC 2.29 UNITS/AC 3.11 UNITS/AC 228 SINGLE FAMILY DETACHED 167 SINGLE FAMILY ATTACHED N/A

117.66 AC

STATEMENT OF IMPACTS

WATER WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON CAROTHERS PARKWAY. 395*350 GPD = 138,250 GPD

SEWER SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND NOW EXTENDS TO THE SOUTH THROUGH LADD PARK. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE. POLICE AND FIRE

POLICE AND FIRE FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE WEST.

PROJECTED STUDENT POPULATION THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.

TRINITY ELEMENTARY3.5 MILESPAGE MIDDLE SCHOOL4.6 MILESPAGE HIGH SCHOOL4.8 MILES

395 X .64 = 253 STUDENTS

REFUSE COLLECTION REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID

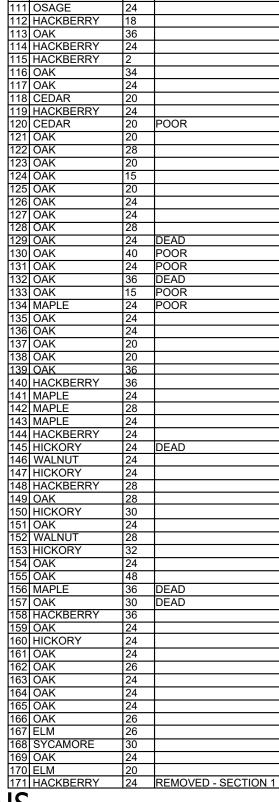
WASTE.

RESTRICTIVE COVENANTS THE WATER'S EDGE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

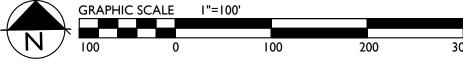
MINERAL RIGHTS NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

SPECIMEN TREES

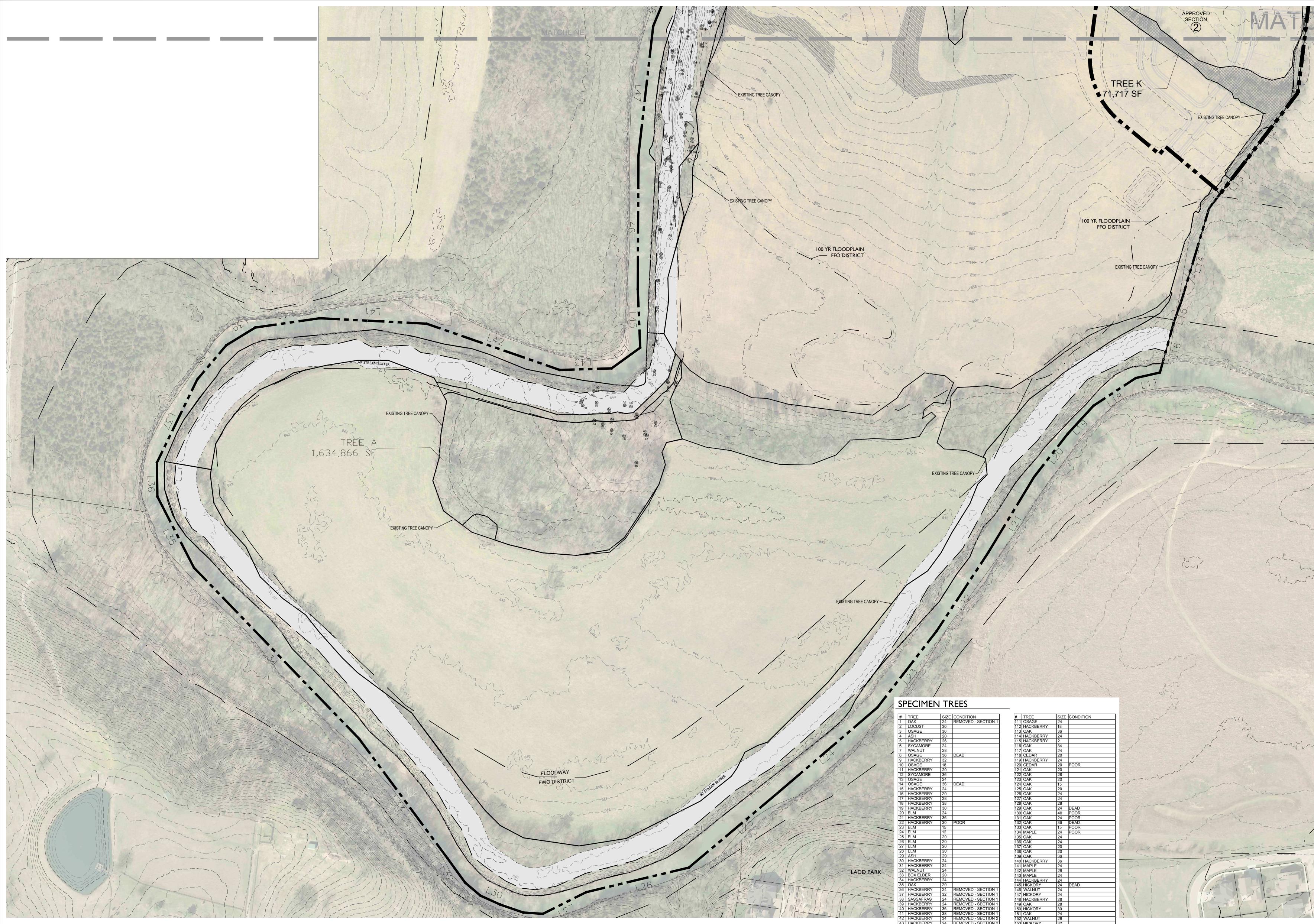
#	TREE	SIZE	CONDITION
1	OAK	24	REMOVED - SECTION 1
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
14	HACKBERRY	24	DEAD
-	-		
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	DOOD
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	29	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	REMOVED - SECTION 1
37	HACKBERRY	32	REMOVED - SECTION 1
38	SASSAFRAS	24	REMOVED - SECTION 1
39	HACKBERRY	24	REMOVED - SECTION 1
40	HACKBERRY	36	REMOVED - SECTION 1
41	HACKBERRY	38	REMOVED - SECTION 1
42	HACKBERRY	34	REMOVED - SECTION 2
43	HACKBERRY	24	REMOVED - SECTION 2
44	ELM	40	REMOVED - SECTION 2
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	
		1 - 1	

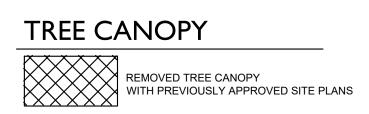


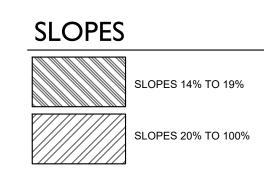
SLOPES 20% TO 100%











#	TREE	SIZE	
1	OAK	24	REMOVED - SECTION
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
12	OSAGE	24	
13	OSAGE	36	
			DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	29	
30	HACKBERRY	29	
31	HACKBERRY	24	
32		24	
-	WALNUT	_	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	REMOVED - SECTION
37	HACKBERRY	32	REMOVED - SECTION
38	SASSAFRAS	24	REMOVED - SECTION
39	HACKBERRY	24	REMOVED - SECTION
40	HACKBERRY	36	REMOVED - SECTION
41	HACKBERRY	38	REMOVED - SECTION
42	HACKBERRY	34	REMOVED - SECTION
43	HACKBERRY	24	REMOVED - SECTION
44	ELM	40	REMOVED - SECTION
45	OAK	20	
46	ELM	40	İ
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
51	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
	ASH	24	

#	TREE	SIZE	CONDITION
111	OSAGE	24	
112	HACKBERRY	18	
	OAK	36	
	HACKBERRY	24	
	HACKBERRY	2	
	OAK	34	
	OAK	24	
-	CEDAR	20	
	HACKBERRY	24	2002
-	CEDAR	20	POOR
	OAK OAK	20	
	OAK	28 20	
	OAK	15	
	OAK	20	
-	OAK	24	
	OAK	24	
	OAK	28	
-	OAK	24	DEAD
	OAK	40	POOR
	OAK	24	POOR
132	OAK	36	DEAD
133	OAK	15	POOR
134	MAPLE	24	POOR
	OAK	24	
	OAK	24	
-	OAK	20	
	OAK	20	
	OAK	36	
	HACKBERRY	36	
	MAPLE	24	
	MAPLE MAPLE	28 24	
	HACKBERRY	24	
	HICKORY	24	DEAD
	WALNUT	24	
	HICKORY	24	
	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
	WALNUT	28	
	HICKORY	32	
	OAK	24	
	OAK	48	
	MAPLE	36	DEAD
	OAK	30	DEAD
	HACKBERRY OAK	36 24	
	HICKORY	24	
	OAK	24	
	OAK	24	
	OAK	20	
	OAK	24	
	OAK	24	
	OAK	26	
	ELM	26	
168	SYCAMORE	30	
169	OAK	24	
170	ELM	20	
	HACKBERRY	24	REMOVED - SECTION 1

