MODIFICATION OF STREET STANDARDS

THE APPLICANT REQUESTS A MODIFICATION OF STREET STANDARDS FOR TYPICAL STREET SECTION (3.2.3 CROSS SECTIONS) FOR LOCAL ROAD A AND THE SECTION OF CENTRAL DRIVE THAT EXTENDS ACROSS THE PROPERTY.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCITON, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE DATA

PROJECT NAME: MOSS PROPERTY PUD DEVELOPMENT PLAN PROJECT #: SUBDIVISION: LOT NUMBER: ADDRESS: 4360 LONG LANE CITY: FRANKLIN COUNTY: WILLIAMSON STATE: TENNESSEE 10TH OF WILLIAMSON COUNTY CIVIL DISTRICT:

EXISTING ZONING: MGA-I PROPOSED ZONING: SD-R (1.71) CHARACTER AREA OVERLAY: GCCO-6 OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL ACREAGE OF SITE: 17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002)

0.37 AC(106---18003) MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ANY STREET: SIDE YARD: CORNER SIDE YARD:

REAR YARD:

OWNER: WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064

GAMBLE DESIGN COLLABORATIVE APPLICANT: 144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064 **GREG GAMBLE**

(615) 975-5765 greggamble209@gmail.com BUILDING SQUARE FOOTAGE: **BUILDING HEIGHT:** 2 STORY

I.71 DUA

LANDSCAPE SURFACE RATIO: .20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED) MINIMUM PARKING REQUIREMENT: 2 SPACES PER HOME **EXISTING PARKING:** PARKING PROVIDED:

TREE CANOPY: 149,338 SF (19% OF TOTAL SITE) PARKLAND: $30 \times 1200SF = 36,000SF$ FEES IN LIEU OPEN SPACE: 15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC)

INFORMAL: 8.65 AC PROVIDED 1.18 AC FORMAL: OVERALL DENSITY: 1.71 DUA **NET DENSITY (MINUS ROW):** 1.85 DUA NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): 1.85 DUA NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 30 SINGLE-FAMILY NONRESIDENTIAL SQUARE FOOTAGE: TOTAL ACREAGE BY USE, ENTIRE SITE:

FORMAL: 6.40 AC 9.83 AC OPEN SPACE:

TOTAL ACREAGE BY USE, PER SECTION: ONE SECTION, SAME AS ABOVE

STATEMENT OF IMPACTS:

RESIDENTIAL DENSITY:

WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. WATER MAINS ARE LOCATED IN LONG LANE AND IN CENTRAL DRIVE. 30SFU * 350 GPD = 10,500 GPD

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT TO MAIN LINE RUNNING FROM LADD PARK SECTION 34 TO LADD PARK SECTION 37. THIS LINE RUNS

DOWN CENTRAL DRIVE THROUGH THIS SECTION. REPURIFIED (REUSE) WATER FACILITIES:

NOT AVAILABLE STREET NETWORK:

LONG LANE IS A LOCAL ROAD IN FRONT OF THIS PROPERTY. TO THE EAST OF THIS PROPERTY LONG LANE IS A MINOR COLLECTOR. CENTRAL DRIVE, A LOCAL ROAD, CONTINUES ACROSS THIS PROPERTY AND CONNECTS TWO SECTIONS OF LADD PARK. LOCAL ROAD 'A' PROVIDES A CONNECTION TO LONG LANE, AND THROUGH THIS NETWORK PROVIDES ANOTHER MEANS OF INGRESS/EGRESS TO THE LADD PARK COMMUNITY.

DRAINAGE FACILITIES:

THE STORM DRAINAGE IS HANDLED BY A DETENTION POND AND THEN TREATED WITH BIO-RETENTION.

POLICE, FIRE AND RECREATIONAL FACILITIES: POLICE - 900 COLUMBIA AVE., 7.4 MILES

FIRE - STATION #2, 907 MURFREESBORO RD., 5.5 MILES RECREATIONAL - WINSTEAD HILL PARK, 4023 COLUMBIA AVE., 6.8 MILES

PROJECTED STUDENT POPULATION: 30 X 0.64 STUDENTS = 20 PROJECTED STUDENTS

REFUSE COLLECTION: REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

RESTRICTIVE COVENANTS: THIS PUD WILL HAVE A HOMEOWNERS ASSOCIATION.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA: GCCO-6 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL ENVISION FRANKLIN: SINGLE FAMILY RESIDENTIAL

IN COMPLIANCE WITH BOTH THE GCCO AND ENVISION FRANKLIN, THE MOSS PROPERTY PUD HAS BEEN DESIGNED WITH SINGLE-FAMILY HOMES. THIS NEW DEVELOPMENT WAS DESIGNED TO BE CONSISTENT WITH THE HIGHLANDS AT LADD PARK COMMUNITY, WHICH FLANKS THIS NARROW PROPERTY ON TWO SIDES. SINGLE-FAMILY HOME LOTS ARE COMPARABLE IN SIZE TO THE ADJACENT LADD PARK. MOST OF THE OPEN SPACE IS ON THE SOUTH SIDE OF THE PROPERTY

LOCAL COMPATIBILITY AND DESIGN CONCEPT:

WHICH PRESERVES A STREAM AND STREAM BUFFER FEATURE.

THE MOSS PROPERTY WAS CONSIDERED AS A POTENTIAL ADDITION TO THE HIGHLANDS AT LADD PARK DEVELOPMENT IN EARLIER STAGES OF ITS DESIGN. WORKING WITH THE PROPERTY OWNER, THE DEVELOPMENT TEAM AT LADD PARK CREATED A MASTER PLAN THAT WOULD ALLOW FUTURE INTEGRATION OF THE MOSS PROPERTY INTO THE COMMUNITY. THIS WAS ACHIEVED BY DESIGNING CENTRAL DRIVE TO CROSS THE MOSS PROPERTY AND PROVIDE CONNECTION BETWEEN TWO NEIGHBORHOODS IN THE LADD PARK COMMUNITY. THE MOSS PROPERTY ALSO PROPOSES A CONNECTION BACK TO LONG LANE. THE SEGMENT OF CENTRAL DRIVE THAT CROSSES THIS PROPERTY, AS WELL AS LOCAL ROAD 'A', ARE BEING DESIGNED WITH A 40' ROW TO BE CONSISTENT WITH THE REST OF LADD PARK.

LOT SIZES ARE CONSISTENT WITH THE ADJACENT LADD PARK. THE DENSITY (1.71 DUA) OF THE

MOSS PROPERTY IS ALSO CONSISTENT WITH THE ALMOST 2 DUA OF LADD PARK.

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DESIGN COLLABORATIV

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

ISSUED: MAY 8, 2017

Revision Date /<u>I.</u> _June 1, 2017

OVERALL DEVELOPMENT PLAN

SPECIMEN TREE REPLACEMENT

TOTAL REMOVED SPECIMEN TREES: 3 TOTAL HEALTHY INCHES REMOVED: 70

REQUIRED SPECIMEN REPLACEMENT INCHES: 140

*NOTE: REPLACEMENT FOR REMOVED HEALTHY INCHES IS 2:1 A REPLACEMENT TREE LANDSCAPE PLAN WILL BE PROVIDED WITH

TREE CANOPY RETENTION

20' SANITARY >> SEWER ESMT.

NEW ZONE 2 STREAM BUFFER -

4,237 SF

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE A	60,988 SF	0 SF	60,988 SF
TREE B	80,292 SF	10,176 SF	70,116 SF
TREE C	8,058 SF	3,982 SF	4,166 SF
TOTAL SF	149,388 SF	14,158 SF	135,270 SF
TOTAL ACRES	S 3.43 AC	0.03 AC	3.11 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 149,388 SF (19% OF TOTAL SITE) REQUIRED CANOPY PRESERVATION = 54%

REQUIRED PRESERVATION = 80,643 SF (1.85 AC) PROVIDED TREE CANOPY PRESERVATION: 135,270 SF (91%)

OPEN SPACE REQUIREMENT CHART MINIMUM OPEN SPACE REQUIREMENT: 15% 15% * 17.59 SITE AC = 2.64 AC / 114,998 SF REQUIRED 9.83 AC / 428,046 SF PROVIDED

FORMAL (34%): 0.90 AC / 39,204 SF REQUIRED 1.18 AC / 51,232 SF PROVIDED INFORMAL (66%): 1.74 AC / 75,794 SF REQUIRED

8.65 AC / 376,814 SF PROVIDED

SPACE PRO	VIDED:		
ŒY	CLASSIFICATION	TYPE	AREA (SF)
00	FORMAL	PARK / TRAILHEAD	26,834 sf
01	FORMAL	PARK	24,378 sf
02	INFORMAL	STREAM BUFFER / GREENWAY	246,305 sf
03	INFORMAL	STREAM BUFFER / WATER QUALITY	130,510 sf