

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 18.71 AC
OPEN SPACE ACREAGE REQUIRED: 2.81 AC
FORMAL OPEN SPACE REQUIRED: 34% (0.95 AC)
INFORMAL OPEN SPACE REQUIRED: 65% (1.86 AC)

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
100	FORMAL	ENTRY GREEN SPACE	18,033 SF
101	FORMAL	ENTRY GREEN SPACE	22,682 SF
200	INFORMAL	GREENBELT	88,791 SF
201	INFORMAL	WATER QUALITY	18,892 SF
TOTAL FORMAL OPEN SPACE PROVIDED: 0.95 AC			
TOTAL INFORMAL OPEN SPACE PROVIDED: 2.47 AC			
TOTAL OPEN SPACE PROVIDED: 3.42 AC (18.3%)			

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	387,460 SF	184,138 SF	203,322 SF
TREE B	31,081 SF	31,081 SF	0 SF
TREE C	24,149 SF	24,149 SF	0 SF
TOTAL	442,700 SF	239,378 SF	203,322 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 442,700 SF
442,700 SF / 815,033 SF = 54% (54.3%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
442,700 SF * 45% = 199,215 SF

PROVIDED CANOPY PRESERVED = 203,322 SF (45.93%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

CONNECTIVITY INDEX
△ NODES - 3
○ LINKS - 6
6 LINKS / 3 NODES = 2.0 CONNECTIVITY INDEX

SLOPES 14%-20%

SLOPES >20%

* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)

• STREET LIGHT

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP GROUP, PARCEL NUMBERS:
EXISTING ZONING:

WARD'S MILL PUD
XXXX
NA
3206 BOYD MILL AVENUE
FRANKLIN, TN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT
077 01200
R-1

CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

WHCO-2
HHO-HILLTOP HILLCREST OVERLAY
CONVENTIONAL
18.71 AC
815,033 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD:
REAR YARD:
SIDE YARD:

ESTABLISHED AS A PART OF THE P.U.D.
20'
20'
10'

APPLICANT:

ADDRESS
OFFICE PHONE
EMAIL ADDRESS
CONTACT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambledesign@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE:
BUILDING HEIGHT:
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:
MINIMUM PARKING REQUIREMENT:
MAXIMUM PARKING LIMIT:
EXISTING PARKING:
RESIDENTIAL DENSITY:
TREE CANOPY:
PARKLAND DEDICATION:

N/A
2 STORY
0.33
0.30
2 SPACES PER SINGLE FAMILY HOME
N/A
0.96 DUA
10.17 AC, 54 % OF EXISTING SITE
FEE IN LIEU (\$99,173.55)
18 @ 1200 SF/HOME = 21,600 SF
2.81 AC (15%) TOTAL REQUIRED
0.95 AC FORMAL REQ.
1.86 AC INFORMAL REQ.

OVERALL DENSITY:
NET DENSITY (MINUS ROW):
NET DENSITY (MINUS ROW AND STREAM BUFFERS):
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
NONRESIDENTIAL SQUARE FOOTAGE:

0.96 UNITS/AC
1.07 UNITS/AC
1.07 UNITS/AC
18 SINGLE FAMILY HOMES
3.42 AC

TOTAL ACREAGE BY USE, ENTIRE SITE:

15.29 AC RESIDENTIAL
3.42 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:

WATER SERVICE WILL BE PROVIDED BY FRANKLIN UTILITY DISTRICT.
18 X 350 GPD = 6,300 GPD

SEWER:

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES:

NOT AVAILABLE

STREET NETWORK:

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO BOYD MILL. SECONDARY ACCESS WILL BE VIA A FUTURE ROAD STUB TO THE PROPERTY TO THE EAST & WEST AS SHOWN. NO ROAD STUB IS PROVIDED TO THE NORTH PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL - HILLSIDE CONDITIONS FOR A FUTURE CONNECTION UPON REDEVELOPMENT OF THE ADJACENT PARCELS. ROW DEDICATION CAN BE ACCOMMODATED ALONG BOYD MILL IF IT IS PLANNED TO BE WIDENED IN THE LONG-TERM PLAN BEYOND WHAT WAS ALREADY DEDICATED TO THE CITY IN 2009 BASED ON WIDENING PLANS PREPARED BY WISER ENGINEERING.

DRAINAGE FACILITIES:

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING GRASS SWALES, WATER QUALITY SWALES AND FOREBAYS ON THE PROPERTY. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS. STORMWATER QUANTITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING NEW ABOVE GROUND DETENTION PONDS, ALONG WITH A STORM SEWER CONVEYANCE SYSTEM IN THE PUBLIC ROADWAY NETWORK. THESE INFRASTRUCTURE PRACTICES WILL NOT INCREASE THE RUNOFF LEAVING THE SITE. THESE PRACTICES ALONE WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL WILL BE UTILIZED TO SUPPLEMENT THE WATER QUALITY ITEMS TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS. ALL STORMWATER WILL BE CONVEYED TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE SITE, WHICH DISCHARGES TO THE SOUTHERN SIDE OF BOYD MILL AND TRAVERSES THROUGH THE FRANKLIN GREEN SUBDIVISION IN OPEN SPACES AND UNDER PUBLIC ROADS IN AN UNNAMED TRIBUTARY TO THE HATCHER SPRING CREEK.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #1 - 1.7 MILES DRIVING DISTANCE
"NOTE - ALL HOMES REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13D."
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

JIM WARREN CITY PARK - 2 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:

18 HOMES X .64 STUDENTS = 12 PROJECTED STUDENTS

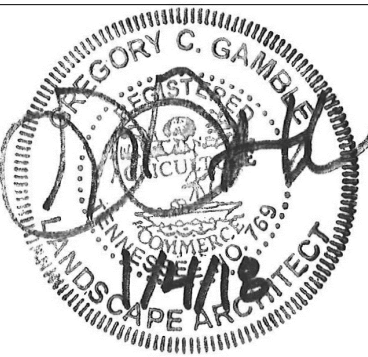
REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:

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

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



Revision	Date
△	01.04.2017
△	
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△	