

Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Water Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Property Information
725 West Main Street
Franklin, TN 37064
Tax Map 78C Group J, Parcel 22
Zoned: SDR-10

Owner
D9 Arlington, LLC
2300 Foxhaven Drive
Franklin, TN 37069
Contact: Bernie Butler
615.419.6933
berniebutler@comcast.net

Developer
Bernie Butler
D9 Development, LLC
131 Third Avenue North
Franklin, TN 37064
615.419.6933

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
Wilson and Associates, P.C.
108 Beasley Drive
Franklin, TN 37064
615.794.2275

Floodnote
A Portion of This Property does Lie Within a
Flood Hazard Area as Depicted on the
Preliminary Flood Insurance Rate Maps (FIRM)
Number 47187C0211G. Dated December 22,
2016

Grading and Drainage Data Chart

- Site Area: 39,108 SF
- Impervious Area: 11,558 SF Existing, 20,400 SF Proposed
- Disturbed Area on Site (within PUD): 32,292 SF

Water and Sewer Data Chart

- Facility Type: Multifamily Units
- Total Flow in GPD: 3,000 GPD

Historic Property Information

This site is a Historic property within the Hincheyville National Register Historic District. Nearby historic properties include:

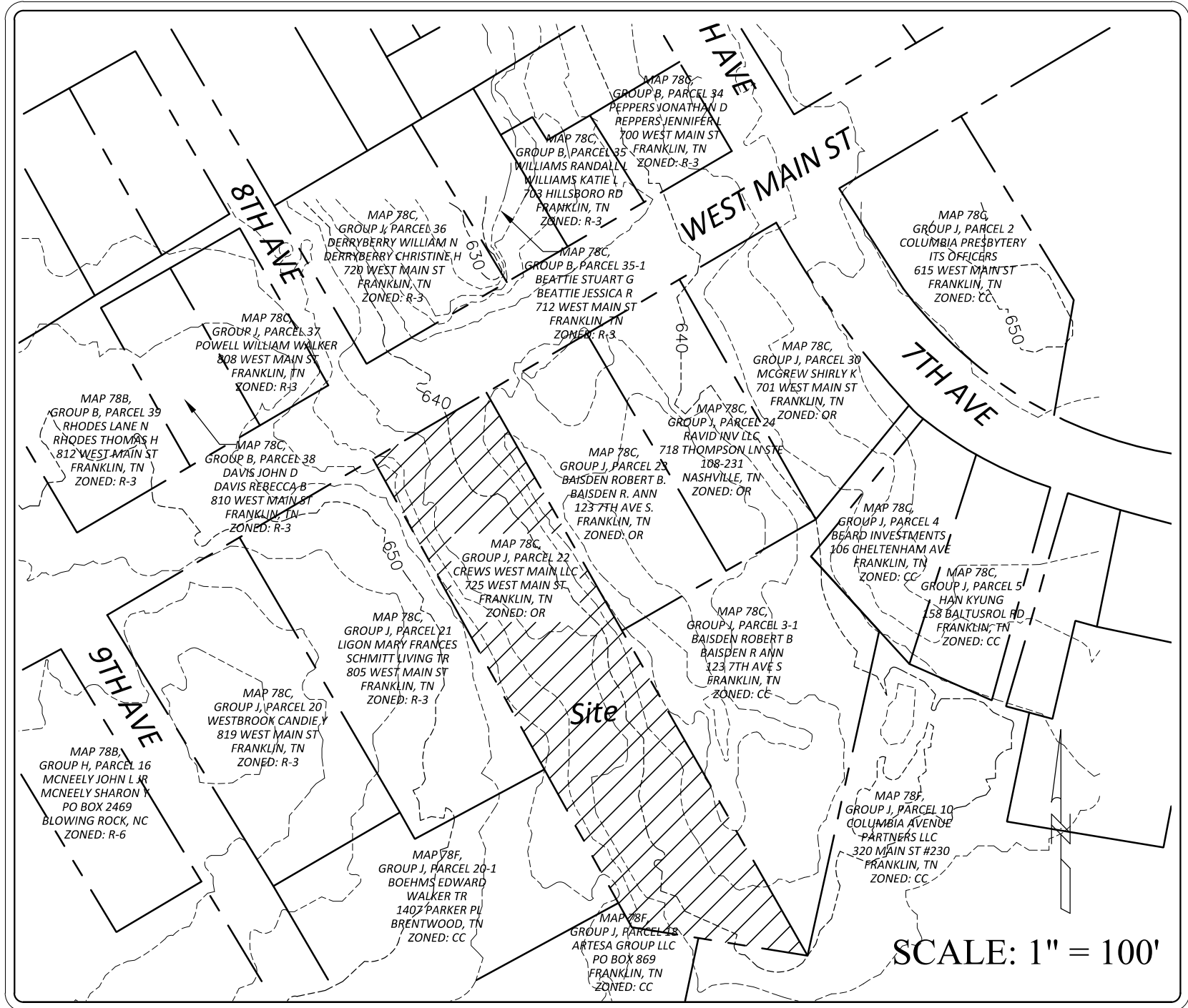
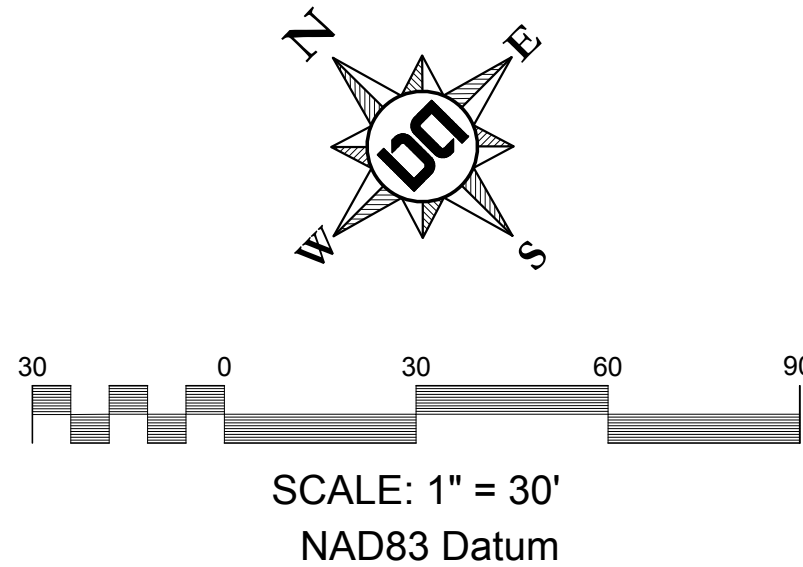
- St. Paul's Episcopal Church - Located approximately 700' Northeast at 510 West Main St.

Adjacent Fire Hydrant Flow Test Results

Below is a summary of Hydrant Flow Test Results from Existing Hydrants located along West Main Street to the Northeast intersection of 7th Avenue and Northwest corner of the Site. The Flowing Hydrant is at the North East Intersection of 7th Avenue and West Main Street, while the residual hydrant is at the Northwest corner of the site. The test was conducted on April 28, 2016.

Static Pressure = 85 psi
Residual Pressure = 75 psi
Flow at Residual = 1087 gpm
Calc. Flow @ 20 psi = 3623 gpm

Results of the Fire Flow Model utilizing the above field data:
Ex. Fire Hydrant: 3623 gpm @ 20 psi Min Zone Pressure



VICINITY MAP

Site Data

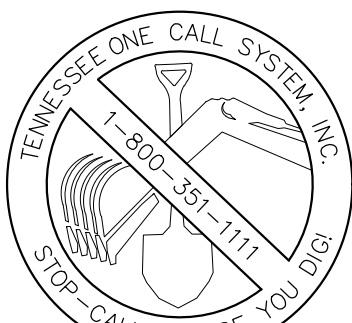
PROJECT NAME:	The Arlington at West Main
CITY OF FRANKLIN PROJECT #	6600
SUBDIVISION:	Plan of Hincheyville Subdivision
LOT NUMBER:	6
ADDRESS:	725 West Main Street
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	SD-R 11.50 / CF-CO -3, CF-CO-7
PROPOSED ZONING:	
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District FFO/Floodway Fringe Overlay
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	39,108 S.F. / 0.9 AC
MINIMUM REQUIRED SETBACK LINES:	
FRONT AND STREET:	15'
SIDE YARD:	5'
REAR YARD:	5'
BUILDING COVERAGE:	78.6% Proposed / 80% Allowed
DENSITY:	11.5 Unit/Acre
BUILDING HEIGHT:	2 Stories Proposed
BUILDING FOOTPRINT:	Existing - 3,240 SF Proposed - 18,370 SF
BUILDING SQUARE FOOTAGE:	Existing - 7,476 SF Proposed - 36,024 SF
*PARKING REQUIREMENTS:	4 Units x 3 Bedrooms= 4 x 3 Spaces= 12 Spaces 6 Units x 2 Bedrooms= 6 x 2.5 Spaces= 15 Spaces Required Parking 27 Spaces
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site / Min 0.1 Proposed

General Notes

- Utility Connections:
 - A new water tap is proposed to be utilized and an all new service line will be installed off the proposed tap as well as a RPBP located inside the building. New sewer tap is proposed to be utilized with new pipe to be installed from clean out.
- Parking for this development shall be provided by a structured parking lot underneath the building.
- Lighting:
 - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cut sheets are not yet available as the design is not at that level of development.
- Refuse:
 - A private dumpster shall be located in the parking garage and will be serviced by a private trash company.
- Loading:
 - The loading zone will be accessed in an on-street zone shown on the plans.

Site Description

The Arlington at West Main site was rezoned to SD- R 10.00 and is within the CF-CO-3 and CF-CO-7 character area and HPO overlay areas. The development scope includes demolition of the existing apartment buildings currently located on the property and the construction of high-end multi-family units to be named The Arlington at West Main. We are planning to construct entirely new and modern building that is more in keeping with the updated fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CF-CO-3 and CF-CO-7 character area design standards, and the HPO overlay design guidelines. The future use will achieve this with the installment of these high end condominiums. Stairs and elevators providing access to all floors and outside porches and sitting areas will be built. The building will also have a driveway with a garage entrance to underground parking.



The City of Franklin is not a member of TN one call, contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work.

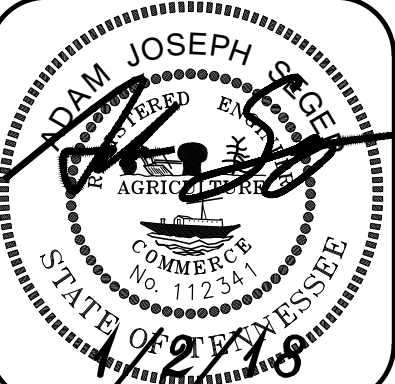
Parking Garage Plan

Overall Site Plan

Drawing Date:
December 7, 2017

Revisions:
1/2/2018
DRT Comments

The Arlington at West Main
PUD Subdivision, Development Plan, Revision 1
Being Parcel 22 on Tax Map 78C, Group J
725 West Main St.
Franklin, Williamson County, Tennessee



PERMITS:

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15153
The Arlington at
West Main

C3.0

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