

# CAROTHERS CROSSING WEST REZONING PLAN

TAX MAP 079, PARCEL 04003

DEVELOPER

EMBREY  
1020 NE LOOP 410, SUITE 700  
SAN ANTONIO, TX 78209  
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EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC  
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FRANKLIN TN 37064  
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PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37024  
PHONE: 615.564.2701



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS

VICINITY MAP



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com



# CAROTHERS CROSSING WEST REZONING PLAN EMBREY

Franklin, Williamson County, Tennessee

Franklin, Williamson County, Tennessee



## SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY SITE ENGINEERING CONSULTANTS, INC. DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY OTHER PARTY OTHER THAN THE CURRENT OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS. THE PROJECT IS LOCATED IN 47157C, PLAT NO. 212F, DATED SEPTEMBER 28, 2006, ZONE "X".

A circular professional engineer seal for the State of Tennessee. The outer ring contains the text "MARY MCGOWAN" at the top, "REGISTERED ENGINEER" on the right, "STATE OF TENNESSEE" at the bottom, and "No. 121320" on the left. In the center is a graphic of a plow and a sheaf of wheat. The date "9/64" is handwritten in the upper right quadrant. The name "Mary McGowan" is handwritten across the center in cursive.

Revision Date

△ \_\_\_\_\_  
△ \_\_\_\_\_  
△ \_\_\_\_\_  
△ \_\_\_\_\_

OVERALL EXISTING  
CONDITIONS

S H E E T

# CI.0

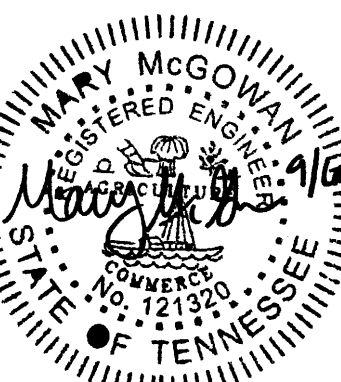
COF # 6792



CAROTHERS CROSSING WEST  
REZONING PLAN

EMBREY

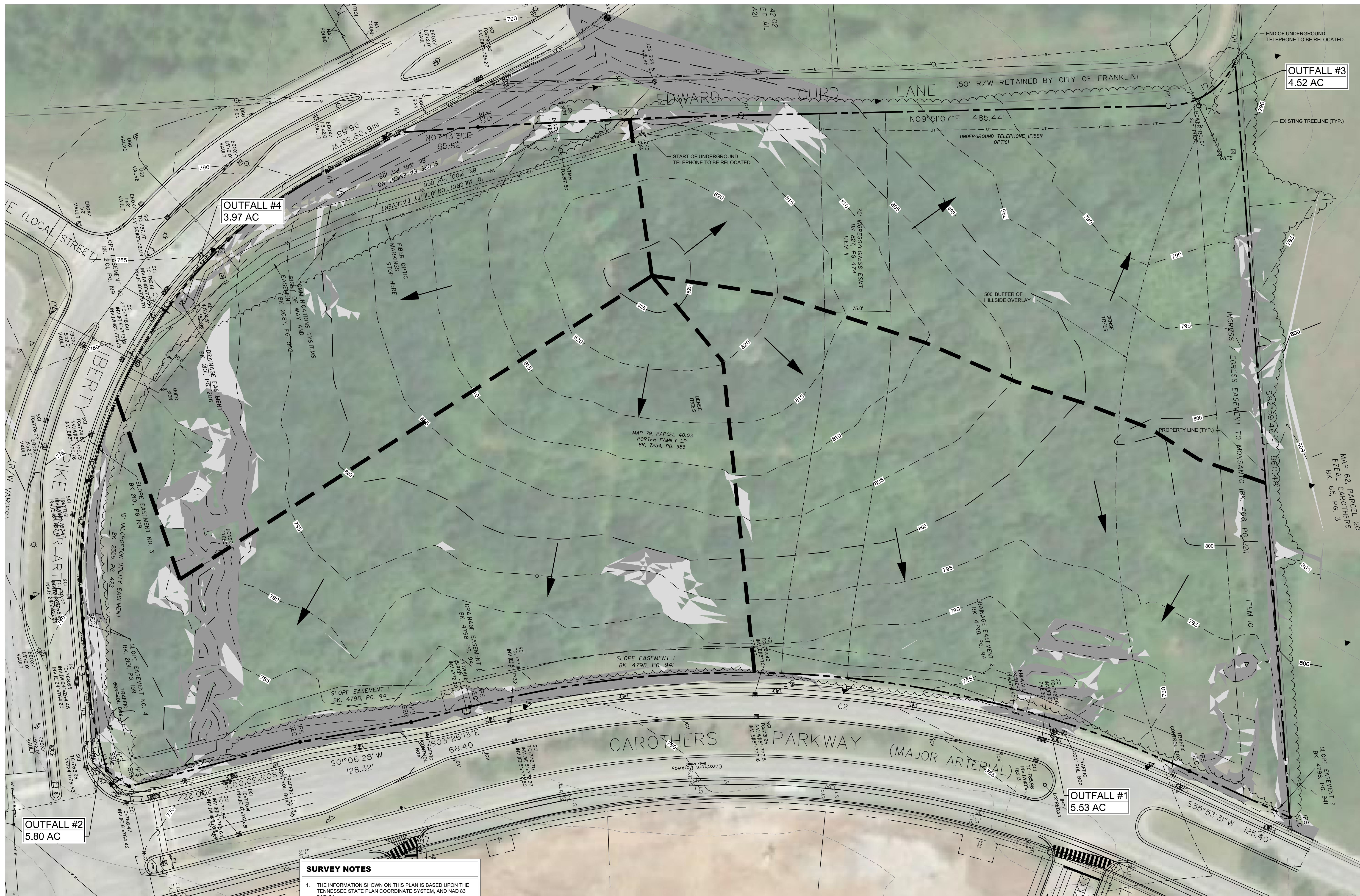
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

ENLARGED EXISTING  
CONDITIONSSHEET  
CI.1

COF # 6792

OUTFALL #2  
5.80 ACOUTFALL #4  
3.97 ACOUTFALL #3  
4.52 ACOUTFALL #1  
5.53 AC

## SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASIC INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

## SITE LEGEND

— W —	EXISTING WATER LINE
- - - - - U - - - - -	EXISTING UNDERGROUND ELECTRIC
- - - - - G - - - - -	EXISTING GAS MAIN
- - - - - E - - - - -	EXISTING ELECTRIC LINE
- - - - - UT - - - - -	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊕ FH	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE

## SLOPE LEGEND

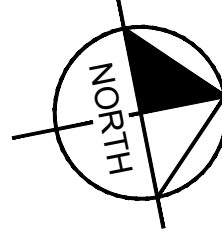
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

## SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MCO-4
OTHER APPLICABLE OVERLAYS:	HMO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

## EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.

GRAPHIC SCALE IN FEET  
0 25 50 100

## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS. NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.



