

VILLAGE CORE

VILLAGE CENTER

VILLAGE EDGE

US, SULLY - WE HAPPET DECEMBED COMPANY TO STORE STORE PLANT PRODUCED STORE STORE FROM PROCEEDINGS OF STORE FROM PROCEDINGS OF

2.75

al Plains Site Tabulation Matrix	Retail	Office	Attached	Retail	Office Attached
	Commercial	Commercial	Dwelling Units	Commercial	Commercial Dwelling U
A +/-4.13 Acres	(sq. ft.)	(sq. ft.)		Group H +/-7.12 Acres (sq. ft.) 1 3 Level — Apartment — Townhomes 0	(sq. ft.)
tential Civic Use *** 0.75 Acres Level Townhomes	0	0	7	2 3 Level Townhomes 0	0 6
Level Townhomes	0	0	6	3 3 Level - Apartment - Condominium 0	0 36
Level Townhomes	0	0	8	4 3 Level Apartment Condominium 0	0 36
tential Civic Use === 0.48 Acres	0	0	0	5 3 Level Apartment Condominium 0	0 28
b-Total	0	0	21	6 3 Level Apartment + w/ Gnd. Fl. Retail 8,286	0 12
B +/-5.23 Acres				7 3 Level Apartment + w/ Gnd. Fl. Retail 6,052	0 10
Commence of the Commence of th	0	0	1 0	8 3 Level Apartment + w/ Gnd. Fl. Retail 6,458	0 12
Level Townhomes Level Townhomes	0	0	6	Total 20,796	0 160-1
Level Townhomes	0	0	8	Group I +/-tl.tl Acres	
Level Townhomes	0	0	9	1 3 Level Apartment + w/ Gnd. Fl. Retail 8,467	0 15
Level Townhomes	0	0	5	2 3 Level Apartment + w/ Gnd. Fl. Retail 8,467	0 15
Level Townhomes	0	0	5	3 Level Apartment + w/ Gnd. Fl. Retail 3 5,700	0 10
b-Total	0	0	42	4 3 Level Apartment + w/ Gnd. Fl. Retail 5,559	0 10
C +/-2.23 Acres				5 1 Level Retail 6,070	0 0
Level Townhomes	0	1 0	9	6 1 Level Retail 30,000 7 1 Level Retail 5,600	0 0
Level Townhomes	0	0	7	7 1 Level Retail 5,600 8 1 Level Retail 33,118	0 0
Level Live/Work	4,000	0	4	Total 102,981	0 50
b-Total	4,000	0	20		
D +/-16.12 Acres				Group +/-18.02 Acres	* * * * * * * * * * * * * * * * * * *
Level Townhomes	0	0	5	1 2 Level Condo Office • 0	29,395 0
Level Live/Work	6,650	0	5	2 2 Level Condo Office • 0	10,800 0
Level Live/Work	4,108	0	4	3 1 Level Cinema or 6 Story Hotel 54,250	0 0
Level Live/Work	5,900	0	5	4 6 5 Level Office 0	-200,000 175,000 0
evel Retail	6,500	0	0	5 1 Level Office 0	11,781 0
evel Retail	6,364	0	0	6 1 Level Office 0	11,781 0
evel Retail	6,244	0	0	7 2 Level Condo Office = 0	10,830 0
Level Retail	6,147	0	0	B 2 Level Office ** 0	50,000 0
Level Live/Work Level Live/Work	3,200 4,833	0	2 4	Total 54,250	324,587 299,587 0
evel Retail	4,833	0	0	Group K +/-8.24 Acres	
evel Retail	4,833	0	0	1 2 Level Office 0	50,000 0
evel Retail	4,833	0	0	2 2 Level Office 0	50,000 0
evel Retail	4,833	0	0	Total 0	100,000 0
Level Retail	4,833	. 0	0	Group L +/-7.49 Acres	<u> </u>
ital	74,111	0	25	1 2 Level Office 0	50,000 0
/ +00 4				2 2 Level Office ++ 0	25,000 0
E +/-10.60 Acres				_Total0	75,000 0
Level Townhomes Level Townhomes	0	0	8	Group M +/-32.00 Acres	
Level Townhomes	0	0	111	1 1 Level Retail 6,800 2 1 Level Retail 10,734	0 0
evel Retail	9,588	Ö	0	2 1 Level Retail 10,734 3 1 Level Retail 8,810	0 0
Level Retail	45,000	0	0	4 1 Level Retail 7,211	0 0
Level Retail	6,155	0	0	5 1 Level Retail 12,000	0 0
Level Retail	6,139	0	0	6 1 Level Retail 12,000	0 0
tal	66,882	0	24	7 1 Level Retail ** 14,750	0 0
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~	~~~	~~~	8   1 Level Retail == 14,500	0 0
F +/-7.09 Acres		,	1 3	9 1 Level Retail 4,200	0 0
Level Townhomes Level Townhomes	0	0	6	10 1 Level Retail 17,250	0 0
Level - Apartment - Townhomes	0	0	-20- 6	11 1 Level Retail ** 15,785	0 0
Level Apartment - Condominums	0	0	24	12 1 Level Retail 5,441 13 1 Level Retail 6,293	0 0
Level -Apartment - Condominiums	0	0	18	14   1 Level Retail 6,800	0 0
Level -Apartment - Condominiums	0	0	38	Total 142,574	0 0
evel Apartment + w/ Gnd. Fl. Retail	6,684	0	12	174	<u> </u>
evel Apartment + w/ Gnd. Fl. Retail	6,052	0	10	Group N +/-9.90 Acres	
evel Apartment + w/ Gnd, Fl. Retail	8,286	0	12	1 4 Level Office 0	75,000 0
otal .	21,022	0	<del>143</del> -129	Total 0	75,000 0
G +/-12.48 Acres	~~~	~~~	~~~	Cimmon ,	
evel Apartment + w/ Gnd. Fl. Retail	7,838	0	12	Total 585,038	574,587 549,587 <del>531</del> 5
evel Apartment + w/ Gnd. Fl. Retail	8,467	ū .	14	Notes: The developer requests that the following footnote	s to the above building uses allo
evel Apartment + w/ Gnd. Fl. Retail	6,000	0	10	for the flexibility of use conversion pending market demar	
	5,700	0	10		
evel Apartment + w/ Gnd. Fl. Retail/		0	0	<ul> <li>These building uses may allow for the flexibility of off residential units above.</li> <li>25 Residential Units may be in a</li> </ul>	
evel Retail	9,469	The second secon		resourcing units arrove. 43 Residential Units may be in a	
evel Retail	26,400	0	0		delical to the units listed in the
evel Retail evel Retail evel Retail	26,400 5,393	0	0	above building matrix.	
evel Retail evel Retail evel Retail evel Retail evel Retail	26,400 5,393 22,655	0 0 0	0	above building matrix.  ** These building uses may allow for the flexibility of retaining the state of the st	all on the ground floor and office
evel Retail evel Retail evel Retail	26,400 5,393	0	0	above building matrix.	all on the ground floor and office

## 585,038 <del>574,587</del> 549,587 <del>-531</del> 503 ving footnotes to the above building uses allow flexibility of office/retail on the ground floor and its may be in addition to the units listed in the

andDesign

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Thoroughfare Type - Right of Way Width Pavement Width ~ <del>"</del>

CBV - Commercial Boulevard RS - Residential Street RBV - Residential Boulevard RA - Residential Alley

PROPOSED THOROUGHFARE DESIGNATIONS

General Notes: I. Refer to The Berry Farms Design Guidelines for Transect Zones definitions/Regulations and Thoroughfare Standards. 2. Any automobile travel way not identified shall be considered to be an alley or 3. See Civil Engineer's sheets for conceptual storm water management plan &

Refuse storage and collection shall be via appropriately located and screened dumpster enclosures in commercial areas. Refuse collection from residential units will be accomplished with the use of individual trash cans that will be pick-up from 6. Approximately 1.50 acres of Building Site M-11 shall be identified as a dedication to the City of Franklin Fire Department upon the condition of Concept Plan approval and Boyle Investment Company being able to develop building sites M-9 & M-10.

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CEN.

AL PLAINS TOWN CAENT PLAN SUBMITEVELOPMENT PROJECT # 6874

BERRY FARMS RUI PUD DEVELOP APPROVED D FRANKLIN

BERRY PUI

10.04: 31.04: 24.05 F 31.05: 10.05

8.8.4.2.4.8

N.T.S.

EXISTING TREES TO BE REMOVED PROPOSED FORMAL/ INFORMAL SLOPES 14% - 19% SLOPES +19%

X BLOCK
BUILDING TYPE EXISTING TREES TO BE REMOVED PLANNED RESIDENTIAL/COMMERCIA LINE (VILLAGE EDGE / VILLAGE CENTER) VILLAGE CENTER/ VILLAGE

Green Way/ Flood Plain 2238461.27

Total Informal O/S Provided

Detention

MAXIMUM

PAVED AREA (25%)

2405,285

3498.778

6402.565

6249.623 2192.92

4006.215

13361.73

2463.008

70**96.75**5 **61**73.315

4717.298

3508.65

7837.048

4601.1 4476.17

9200.205 7759.05

4049.56

MAXIMUM

223846.13

+/-527882.22 SF (12.12 AC.) 6.2%

OPEN SPACE(+/-) PAVED AREA (10%)

OPEN SPACE(+/-) PAVED AREA (10%)

+/-2238461.27 SF (51.39 AC.) 26.15%

2382.05

OPEN SPACE(+/-)

9528.2

13995.11

25610.26

24998.49

8771.68

16024.86

53446.92

28387.02

24693.26

18869.19

14228.54

7853.98

31348.19

63862.09 24558.36

18404.40

17904.66

36800.82

31036.20

29096.64

Total Informal O/S Provided +/-29096.64 SF (.70 AC.) .03%

Blvd. Median

Blvd. Median

Village Oval

Village Green

Village Green

Village Crescent

Traffic Circle

Residential Park

Traffic Circle

Traffic Circle

Street Buffer

Office Allee

Street Buffer

Street Buffer

Street Buffer

Courtyard

Lewisburg Park

Village Crescent

Traffic Circle/ Street Buffe

Village Blvd.

4. Trolley stops to be coordinated with Franklin Transit Authority as part of the site plan approval process. the service lanes and or streets.

XX-XX-XX

SEE SHEET L-4 FOR PLAN ENLARCEMENT Upon development of site M-11, The City of Franklin shall adhere to the Berry Farms Covenants and Restrictions, any associations formed by the development, The Berry Farms Design Guidelines and Architectural Review Committee. Boyle Investment Company shall approve the architectural firm or firms prior to the City's selection