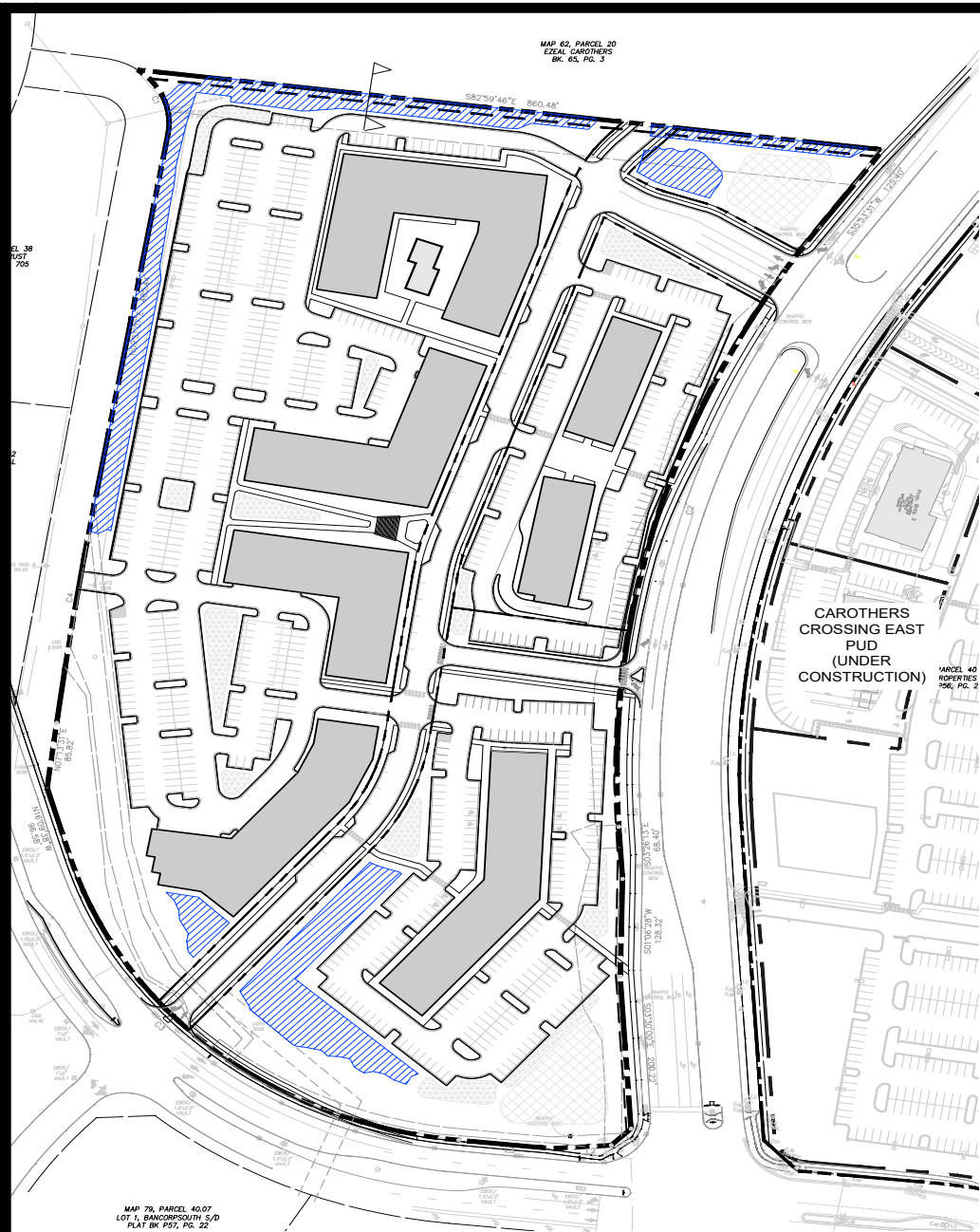


Carothers Crossing West PUD Development Plan, Revision I

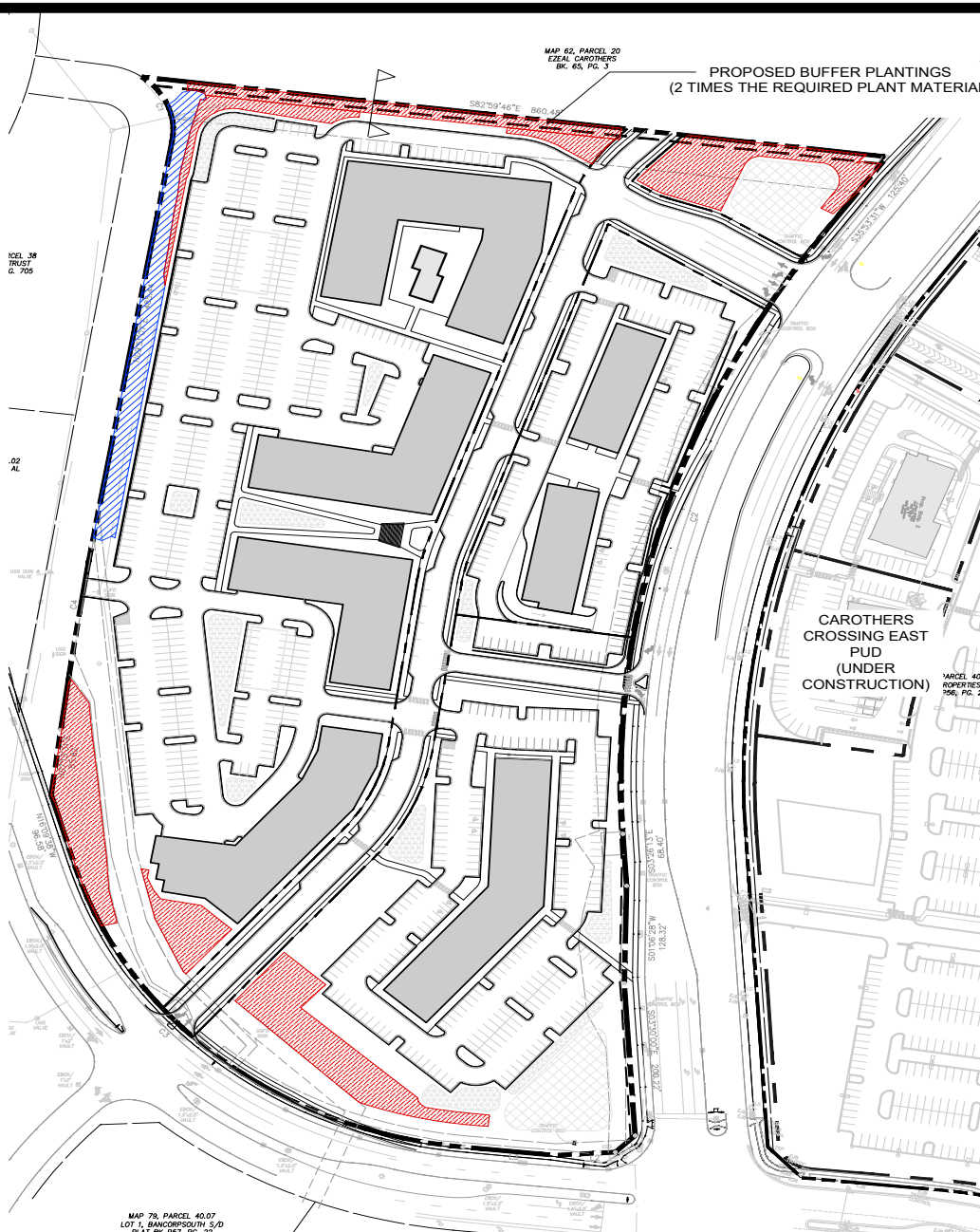
Joint Conceptual Workshop
March 28, 2019



Tree Protection



PREVIOUSLY APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN REVISION 1

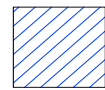
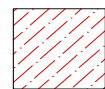
SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1
PROJECT #:	6793
SUBDIVISION:	079--04003
LOT NUMBER:	LIBERTY PIKE
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	9
CIVIL DISTRICT:	GC
EXISTING ZONING:	SD-X (16.64/67,330)
PROPOSED ZONING:	MECO-4
EXISTING CHARACTER AREA:	HBO BUFFER
OTHER APPLICABLE OVERLAYS:	EITHER
APPLICABLE DEVELOPMENT STANDARD:	19.83 AC
ACREAGE OF SITE:	863,622 SF
SQUARE FOOTAGE OF SITE:	
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	50'
FRONT YARD:	5'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
TREE CANOPY:	792,792 SF (18.2 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:

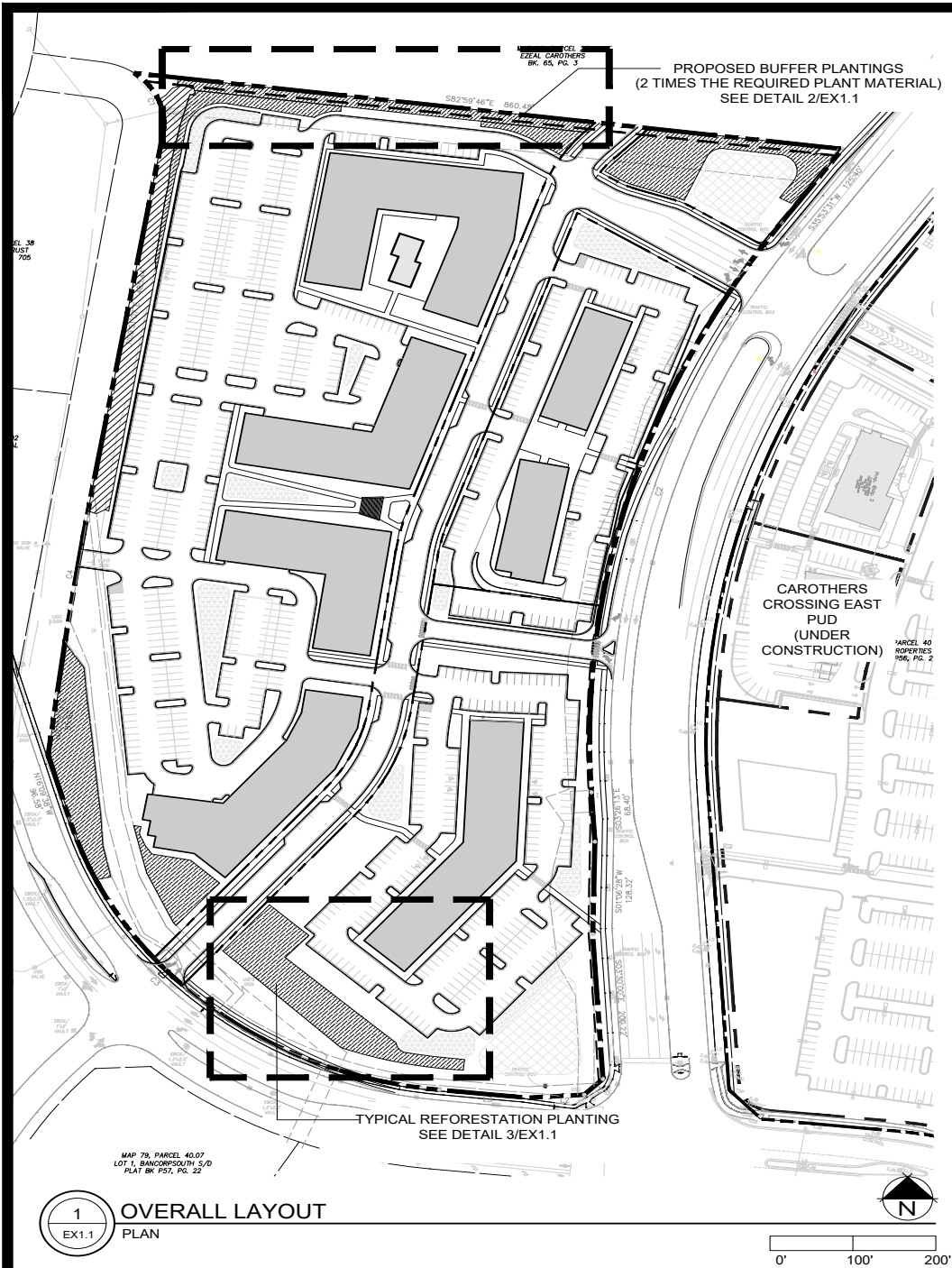
	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION 1
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	57,843 SF (1.33 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	71,436 SF (1.64 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	69%

TREE PRESERVATION KEY:

	PRESERVED TREE CANOPY
	REFORESTATION AREA



Tree Protection

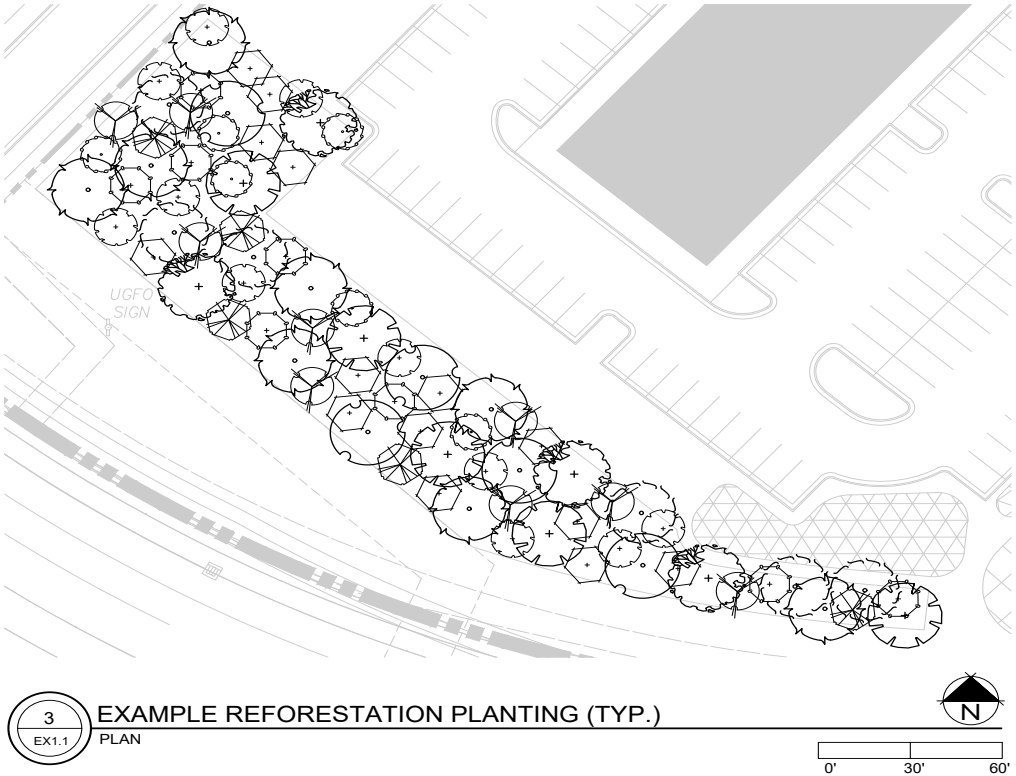
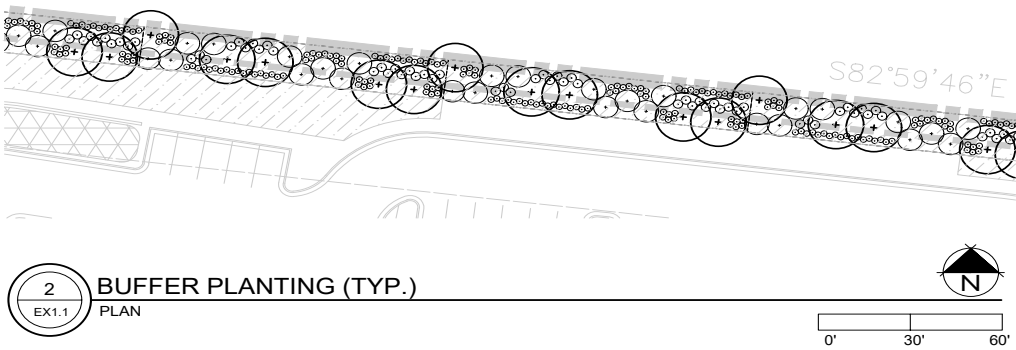


OVERALL REFORESTATION PLANT SCHEDULE						
QTY	SYMB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF
CANOPY TREES						
22	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN
21	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS
21	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS
21	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. B/B	12'-14'	DECIDUOUS
UNDERSTORY TREES						
42	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. B/B	8'-10'	DECIDUOUS
41	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS
41	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL. B/B	8'-10'	DECIDUOUS
41	OV	OSTRYA VIRGINIANA	HOP HORNBEEAM	2" CAL. B/B	8'-10'	DECIDUOUS
41	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL. B/B	8'-10'	EVERGREEN

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

10' HISTORIC BUFFER LANDSCAPE REQUIREMENTS
BUFFER LENGTH: 482 LINEAR FEET
TREES PER 100 LINEAR FEET: 7 TREES (34 TOTAL)
SHRUBS PER 100 LINEAR FEET: 40 SHRUBS (193 TOTAL)

PROPOSED BUFFER LANDSCAPE TOTALS
BUFFER LENGTH: 482 LINEAR FEET
TREES PER 100 LINEAR FEET: 14 TREES (68 TOTAL)
SHRUBS PER 100 LINEAR FEET: 80 SHRUBS (386 TOTAL)



EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP.)							
QTY	SYMB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	NOTES
CANOPY TREES							
6	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS	CENTRAL LEADER
6	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN	FULL BRANCHING
6	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS	CENTRAL LEADER
5	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS	CENTRAL LEADER
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. B/B	12'-14'	DECIDUOUS	CENTRAL LEADER
UNDERSTORY TREES							
11	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. B/B	8'-10'	DECIDUOUS	BALANCED CANOPY
11	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS	BALANCED CANOPY
11	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL. B/B	8'-10'	DECIDUOUS	BALANCED CANOPY
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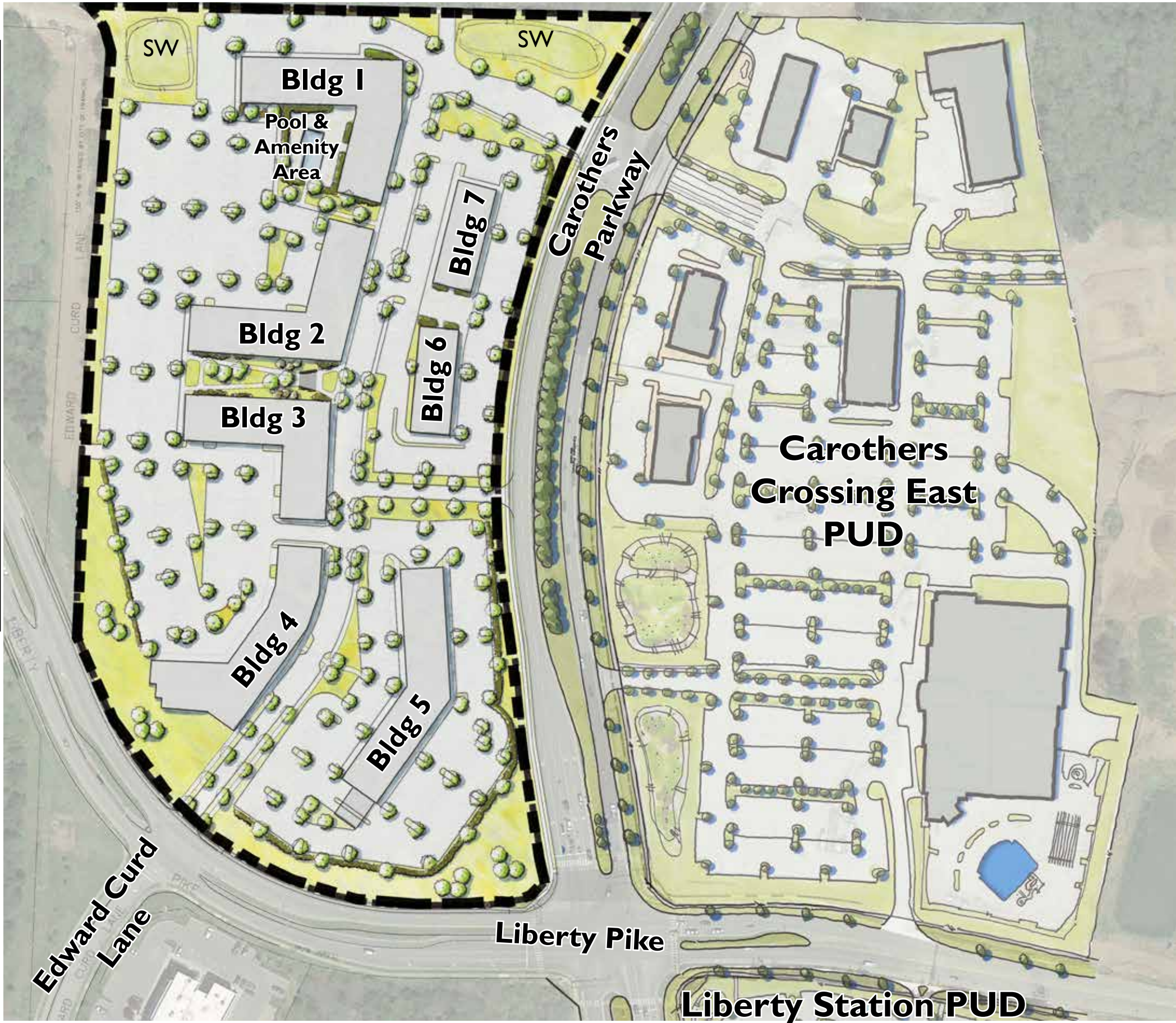
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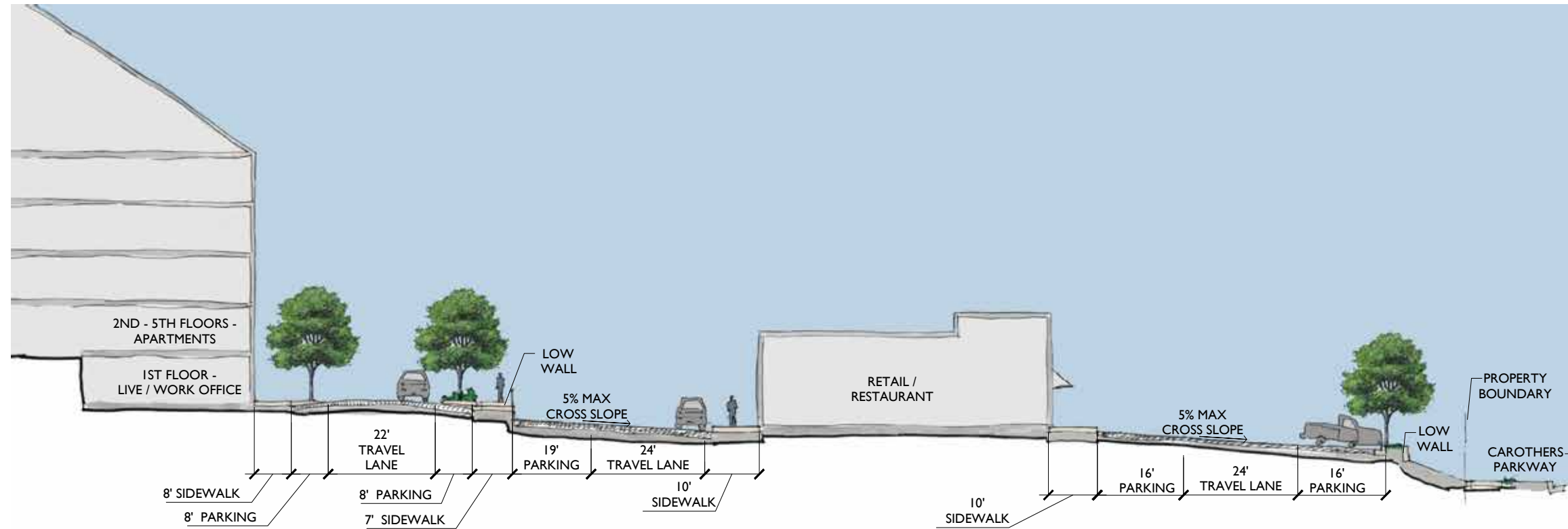
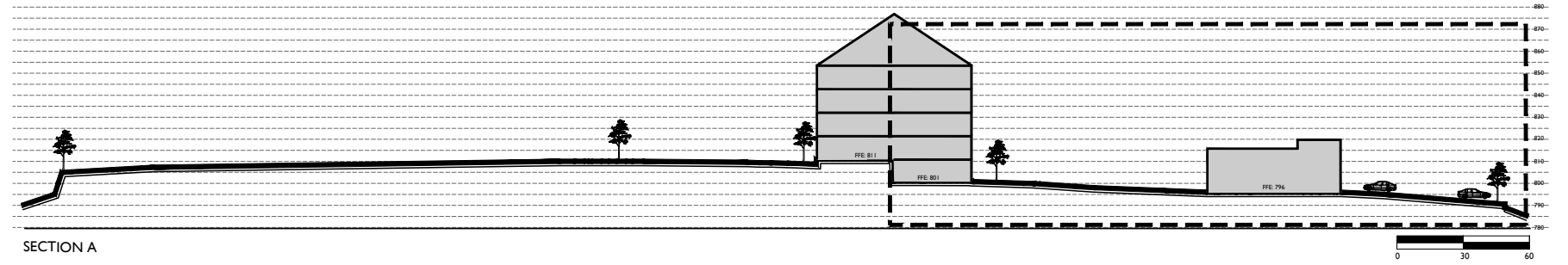
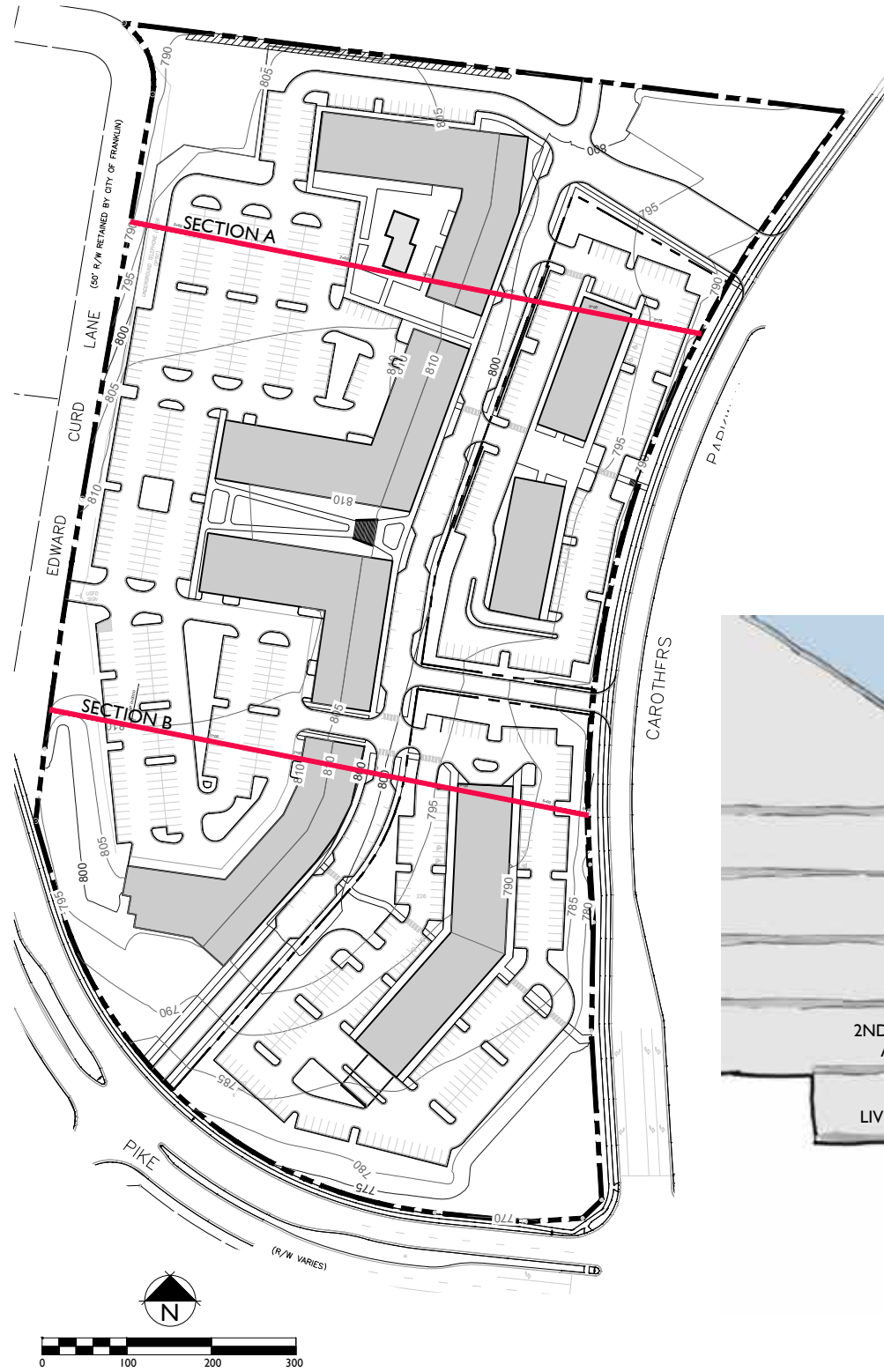
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Master Plan

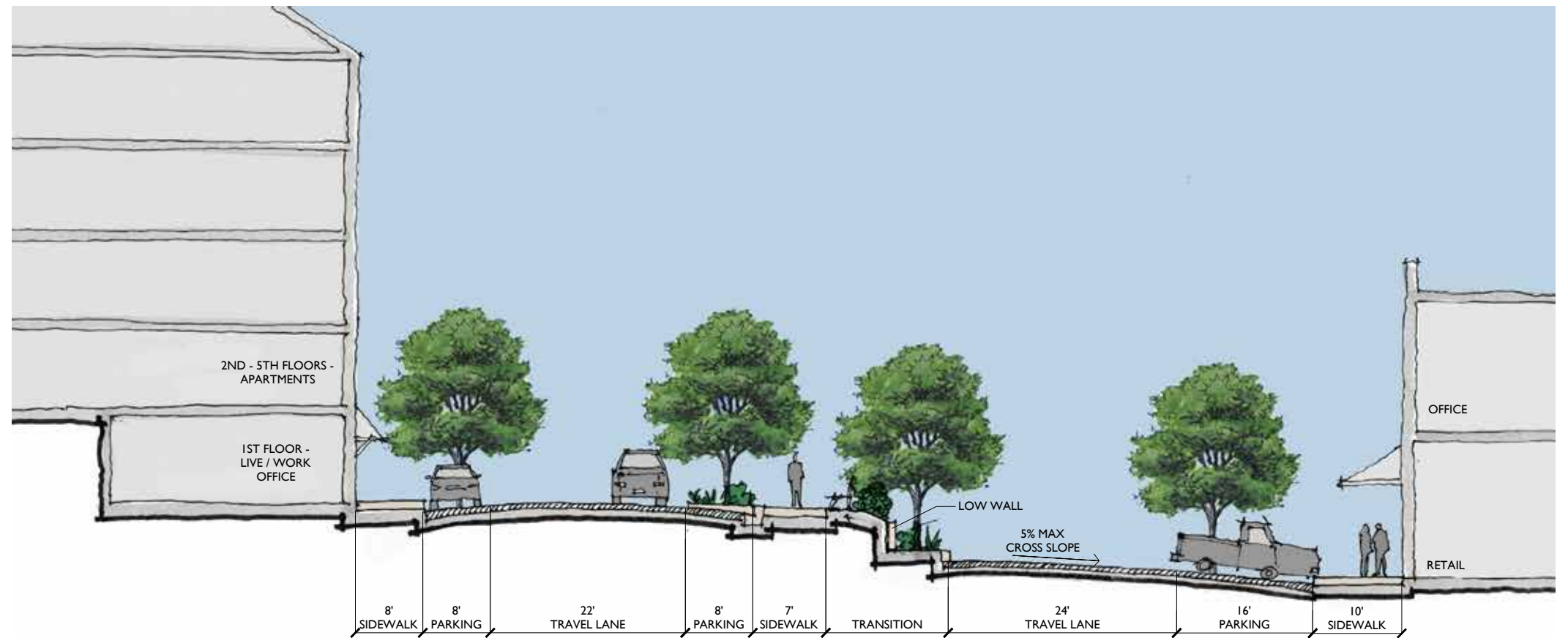
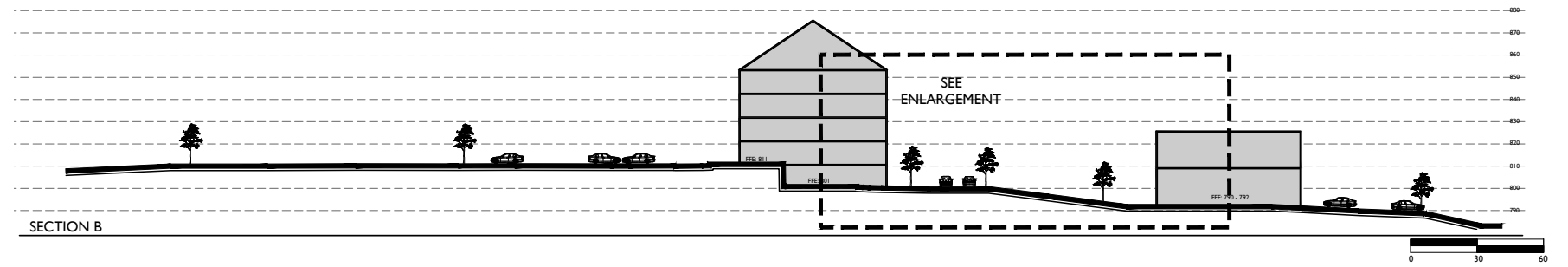
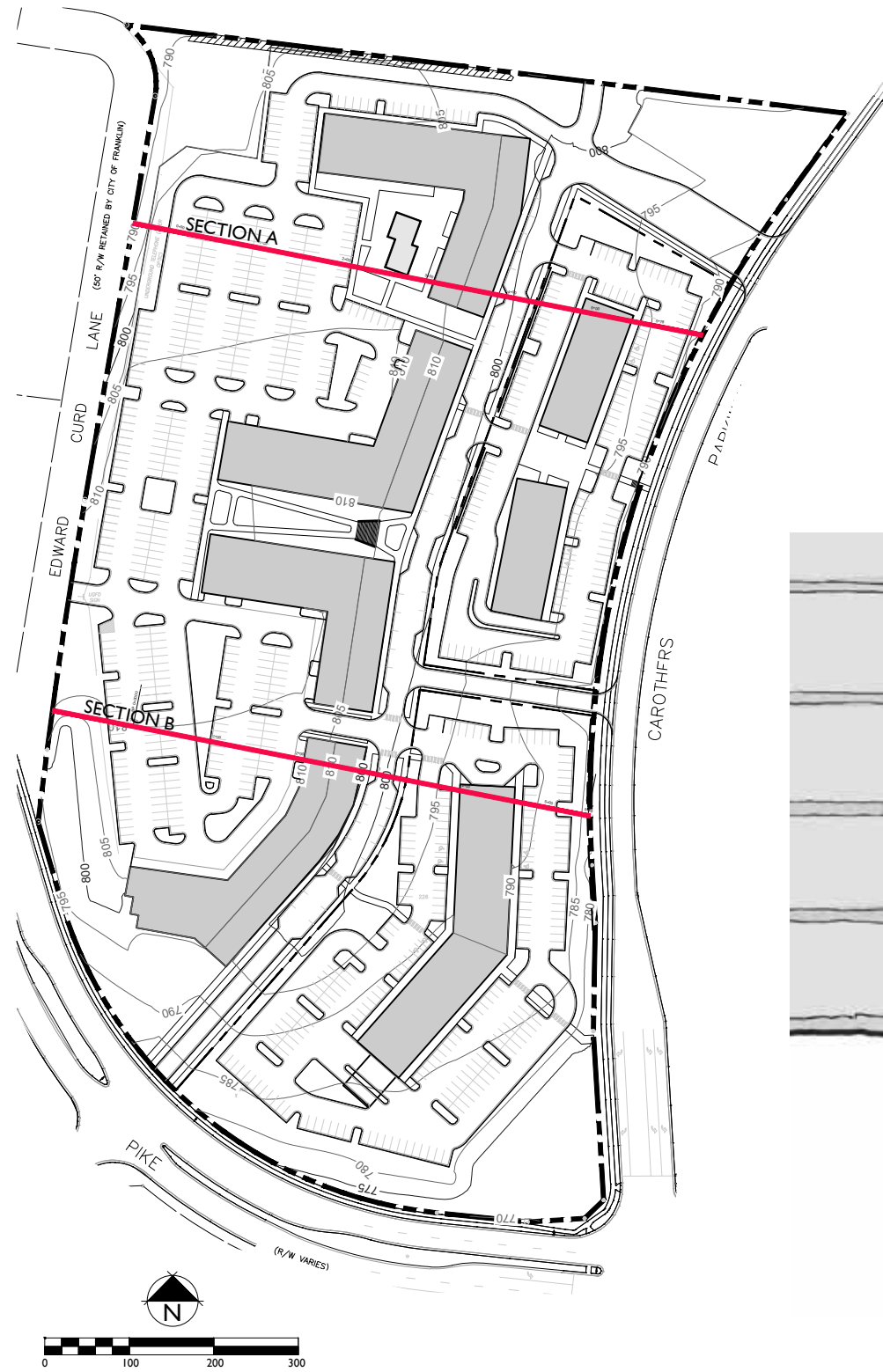
Site Data	
Residential:	
1 Bedroom Units:	-
2 Bedroom Units:	-
Live-Work Units:	-
Total Units:	330
Residential Density:	16.64 DUA
Commercial:	
Restaurant:	4,800 SF
Bank:	3,900 SF
Retail:	34,565 SF
Office:	24,065 SF
Total Commercial SF:	67,330 SF
Buildings 1-4: 4-5 Story Split-level with Live/work Units	
Building 5: 2 Story Commercial	
Building 6: 1 Story Commercial	
Building 7: 1 Story Commercial	



Section 'A'



Section 'B'



Architecture



Residential Building



One-Story Commercial Buildings



Two-Story Commercial Building



Bird's Eye View



View From Liberty & Carothers

