

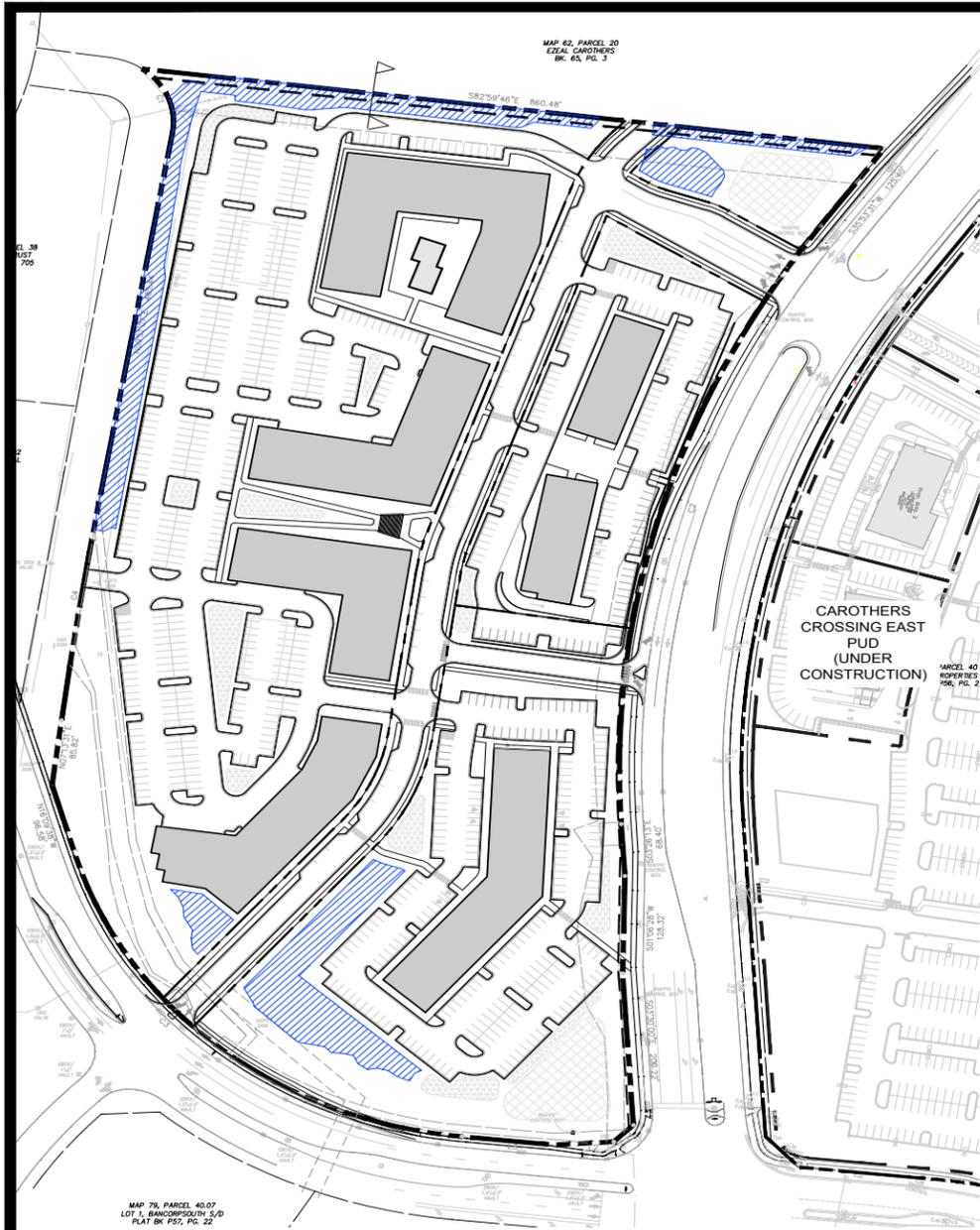
Carothers Crossing West PUD Development Plan, Revision 1

Joint Conceptual Workshop
March 28, 2019



Tree Protection

Carothers Crossing West - Franklin, TN



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:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECC-4
OTHER APPLICABLE OVERLAYS:	HBO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
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 SF (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%

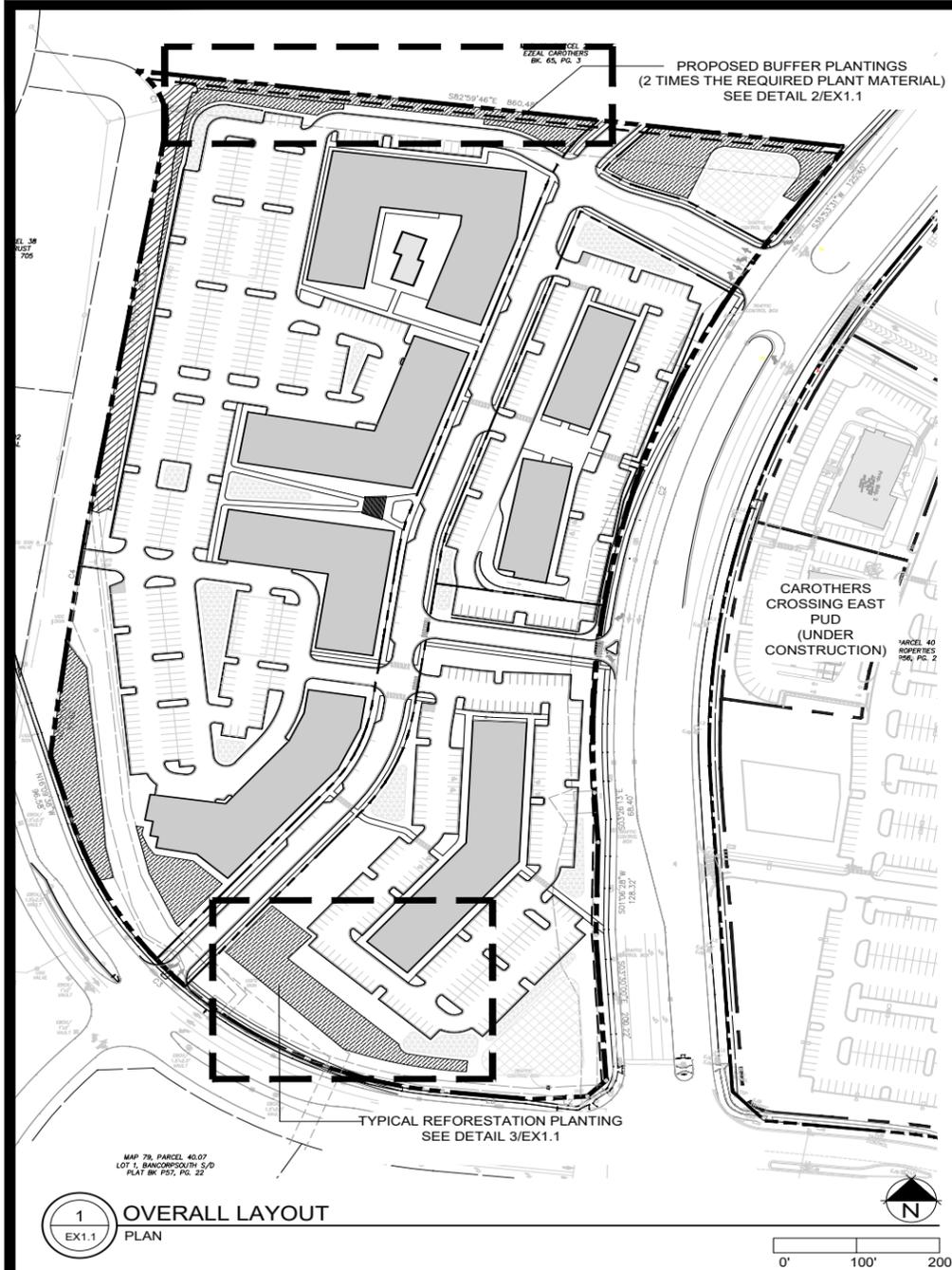
TREE PRESERVATION KEY:

	PRESERVED TREE CANOPY
	REFORESTATION AREA



Tree Protection

Carothers Crossing West - Franklin, TN

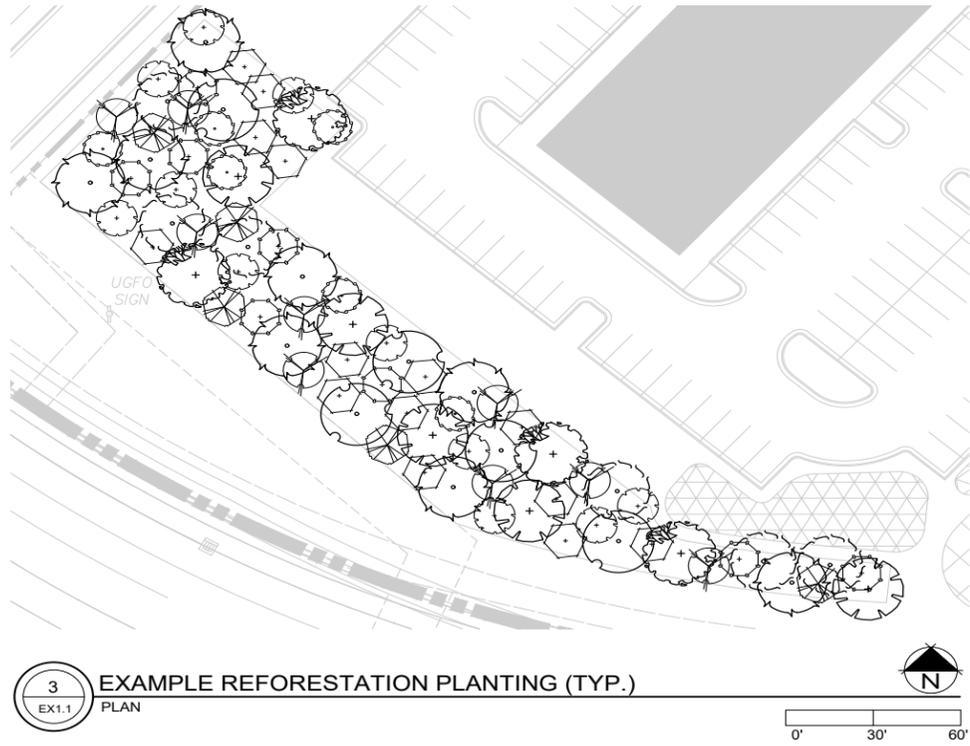
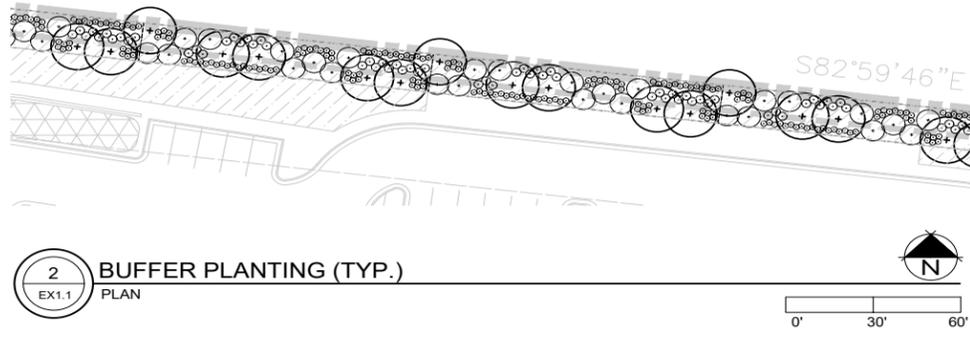


QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
22	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN	25'	FULL BRANCHING
21	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
21	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
21	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES								
42	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL. B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OV	OSTRYA VIRGINIANA	HOP HORNBEEAM	2" CAL. B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL. B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

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)



QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
6	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
6	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL. B/B	12'-14'	EVERGREEN	25'	FULL BRANCHING
6	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
5	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS	25'	CENTRAL LEADER
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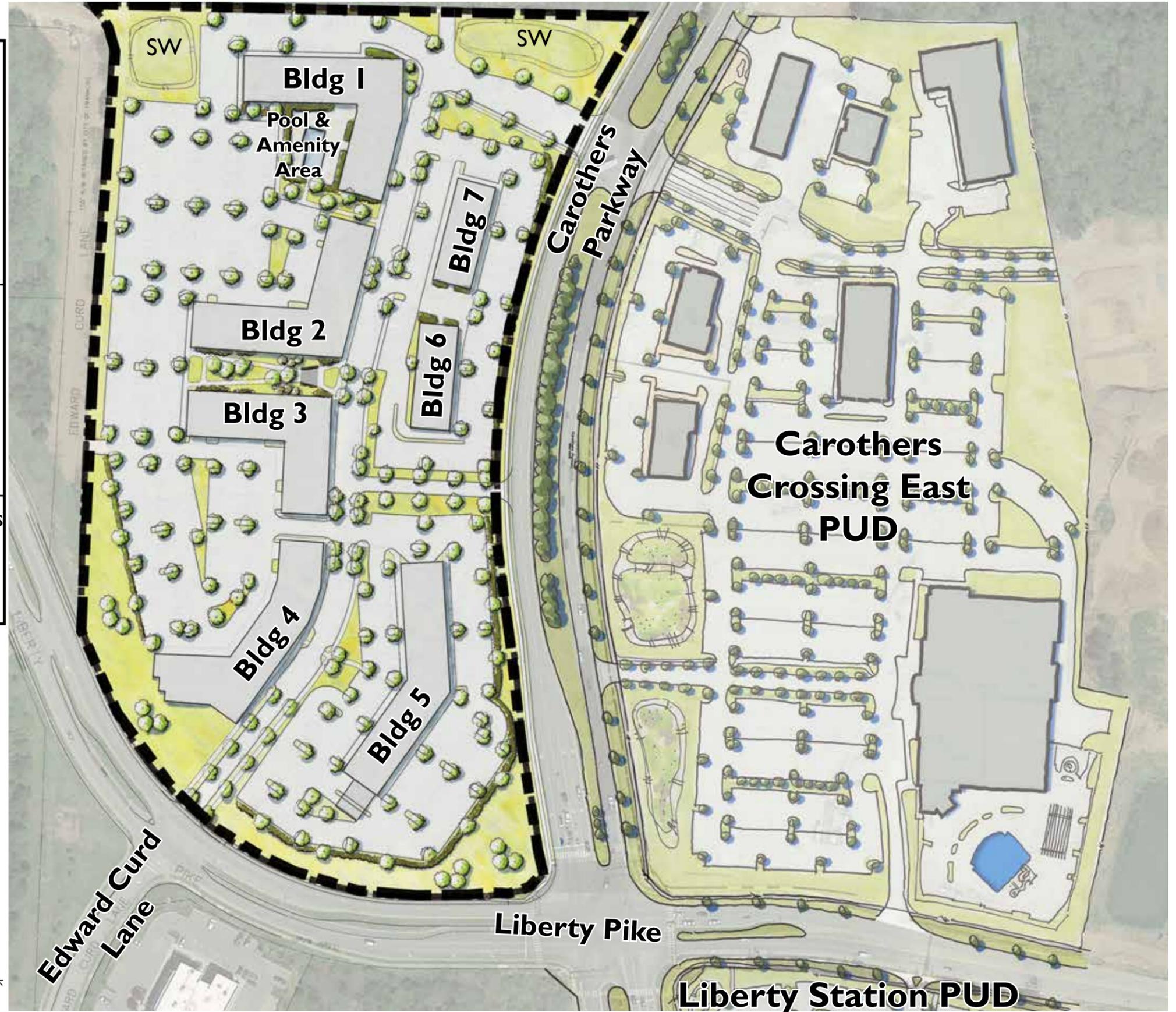
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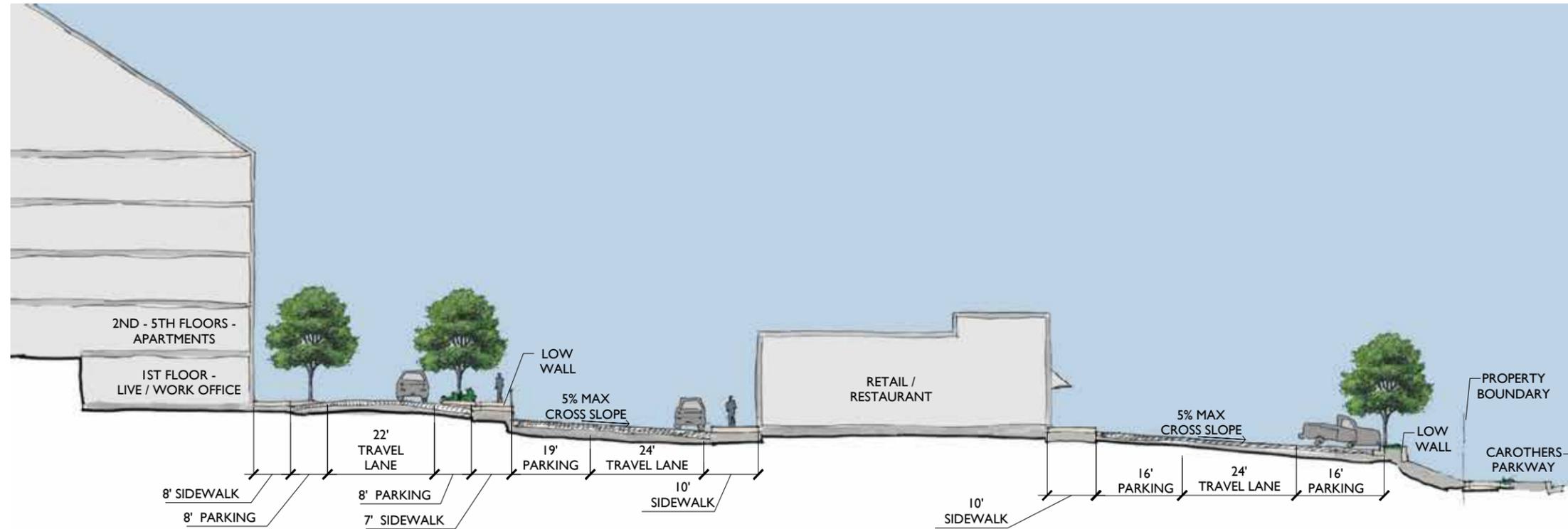
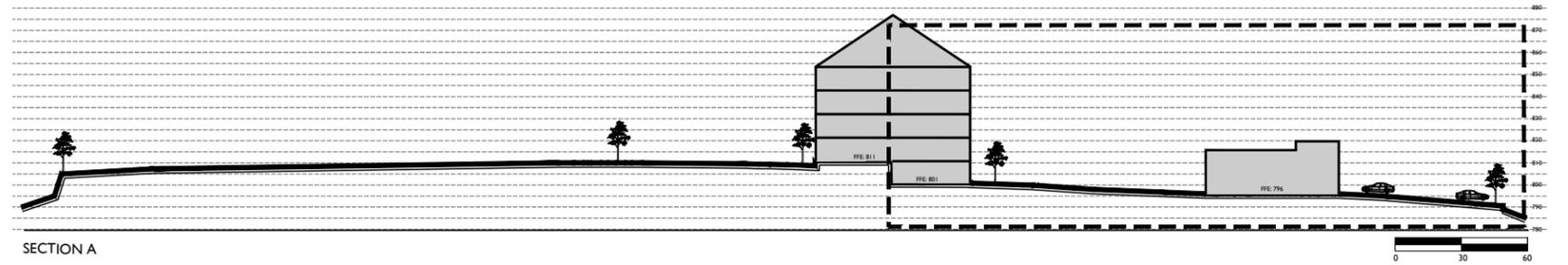
Master Plan

Carothers Crossing West - Franklin, TN

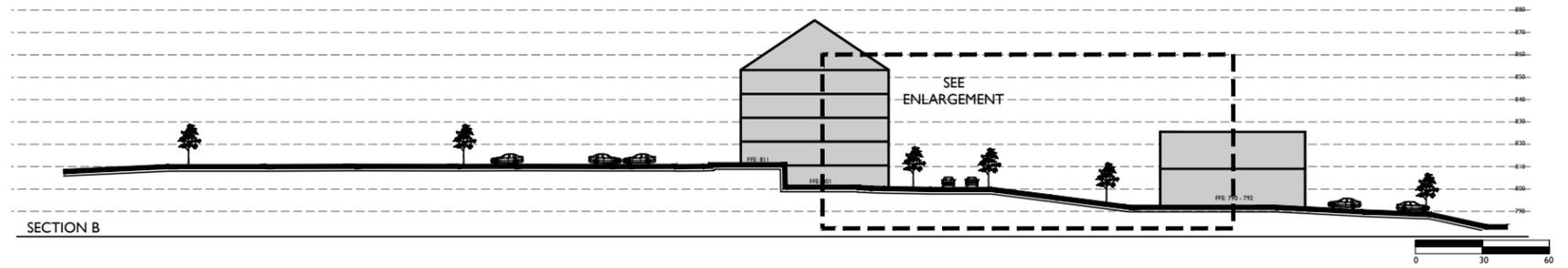
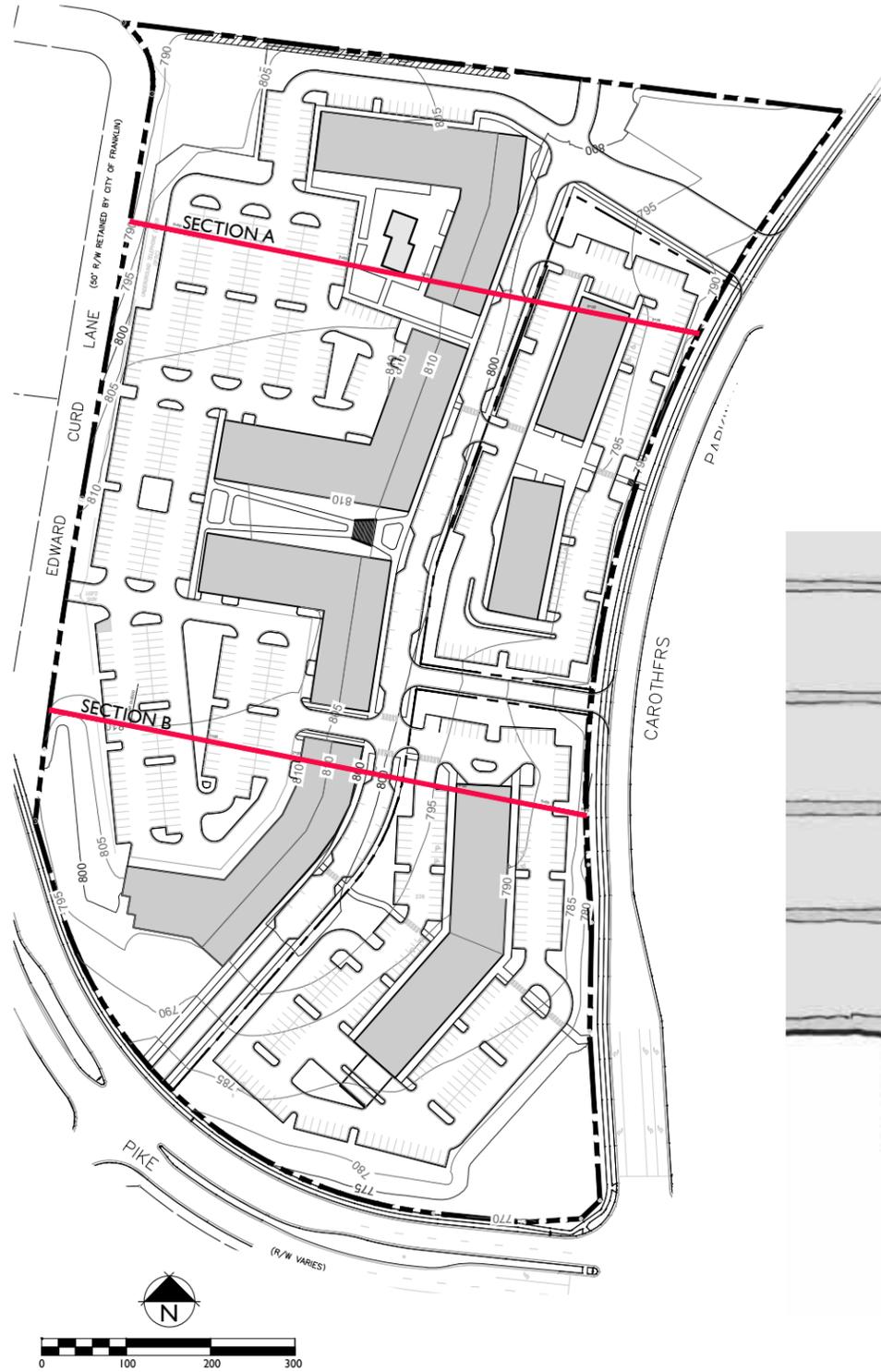
Site Data	
Residential:	
1 Bedroom Units:	-
2 Bedroom Units:	-
Live-Work Units:	-
Total Units:	330
Residential Density:	16.64 DUA
Commercial:	
Restaurant:	4,800 SF
Bank:	3,900 SF
Retail:	34,565 SF
Office:	24,065 SF
Total Commercial SF:	67,330 SF
Buildings 1-4: 4-5 Story Split-level with Live/work Units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



Section 'A'



Section 'B'



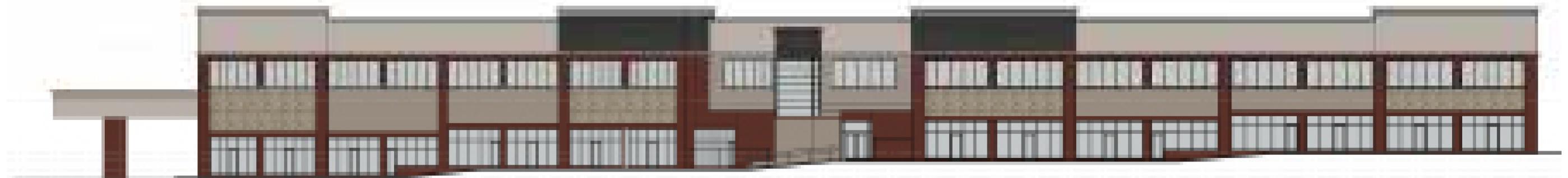
Architecture



Residential Building



One-Story Commercial Buildings



Two-Story Commercial Building



Bird's Eye View



View From Liberty & Carothers

