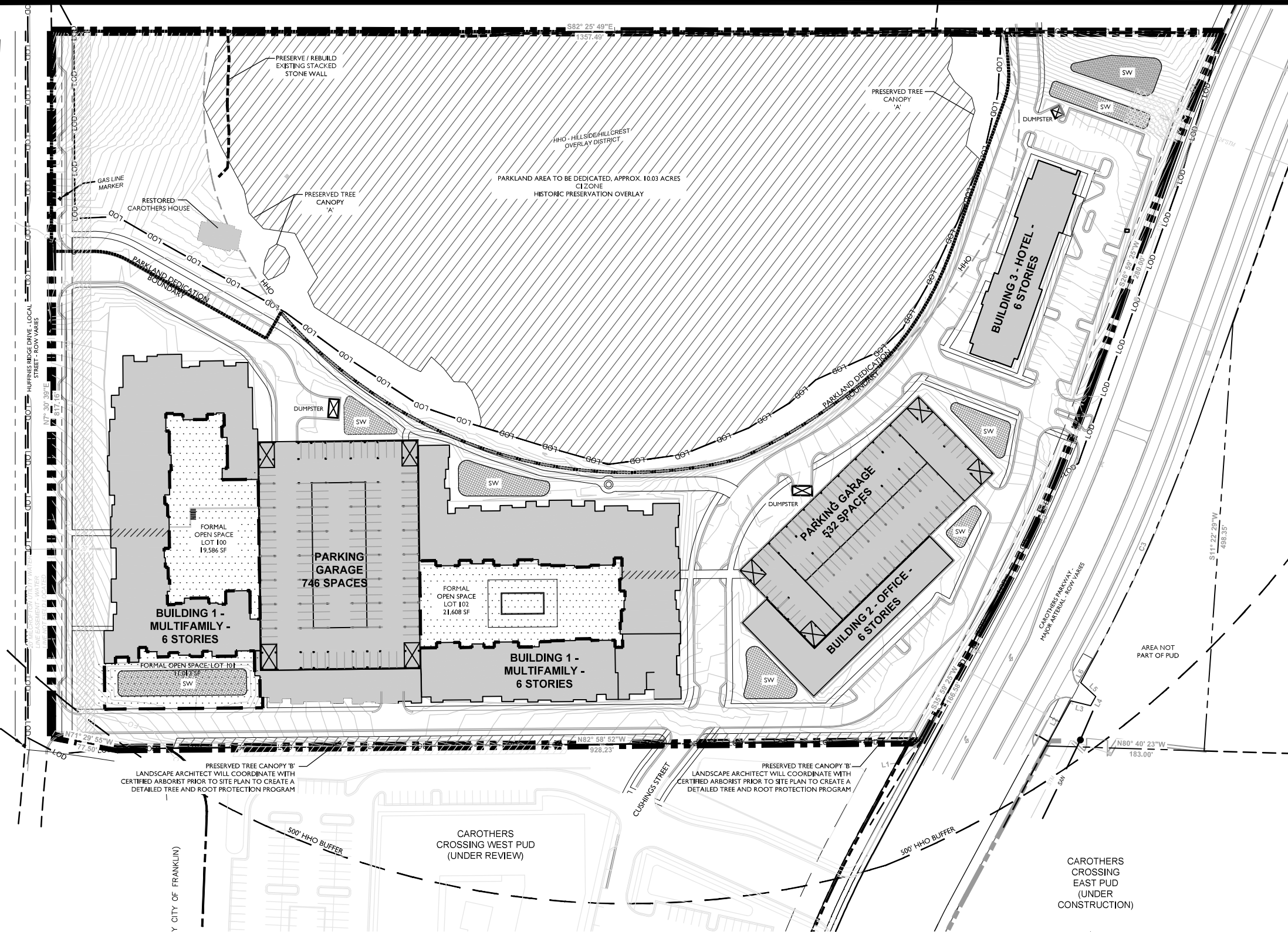


Exhibit A



| SITE DATA CHART | |
|----------------------------------|-----------------------------------|
| PROJECT NAME: | HUFFINES PROPERTY PUD SUBDIVISION |
| PROJECT #: | 6876 |
| SUBDIVISION: | N/A |
| LOT NUMBER: | N/A |
| ADDRESS: | 1343 HUFFINES RIDGE DRIVE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| EXISTING ZONING: | QC |
| PROPOSED ZONING: | SD-X (18,8/150000/170) |
| EXISTING CHARACTER AREA: | CI |
| OTHER APPLICABLE OVERLAYS: | MECO-4 |
| APPLICABLE DEVELOPMENT STANDARD: | HHO, HHO BUFFER |
| ACREAGE OF SITE: | CONVENTIONAL |
| SD-X | 22.70 AC |
| CI | 12.57 AC |
| SD-X | 10.03 AC |
| CI | 988,770 SF |
| SQUARE FOOTAGE OF SITE: | |
| MINIMUM SETBACKS: | |
| FRONT YARD: | |
| SIDE YARD: | |
| REAR YARD: | |
| OWNER: | JOHN E. CAROTHERS |
| ADDRESS: | 1343 HUFFINES RIDGE DRIVE |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE |
| SUITE 145 | |
| PHONE: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-h.com |
| CONTACT: | GREG GAMBLE |
| BUILDING SQUARE FOOTAGE: | 3 BUILDINGS - 726,706 SF TOTAL |
| BUILDING HEIGHT: | 6 STORIES |
| RESIDENTIAL UNITS: | 426 |
| REQUIRED LSR: | 0.20 SD-X |
| | 0.40 CI |
| PROVIDED LSR: | 0.62 |
| MINIMUM PARKING REQUIREMENT: | 1,532 |
| MAXIMUM PARKING LIMIT: | |
| EXISTING PARKING: | N/A |
| PROVIDED PARKING: | 1,480 |
| RESIDENTIAL DENSITY: | 18.77 D.U./A |
| TREE CANOPY: | 13.61 AC (592,698 SF) |
| PARKLAND: | 426 UNITS X \$4,304 = \$1,833,504 |
| OPEN SPACE: | |
| REQUIRED 5% (ALL FORMAL): | 1.14 AC (49,658 SF) |
| PROVIDED (ALL FORMAL): | 1.20 AC (52,207 SF) |

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES, THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE, 426 UNITS * 350 GPD = 149,100 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
426 * 0.64 = 273 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

| TREE CANOPY RETENTION | | | |
|---|------------|------------------------|------------|
| OVERALL PROPERTY AREA = 988,770 SF (22.70 AC) | | | |
| TREE AREA | EXISTING | REMOVED | PRESERVED |
| A | 567,230 SF | 229,426 SF | 337,804 SF |
| B | 25,468 SF | 16,439 SF | 9,029 SF |
| TOTAL SF | 592,698 SF | 245,865 SF | 346,833 SF |
| TOTAL ACRES | 13.61 AC | 5.64 AC | 7.96 AC |
| TREE CANOPY DATA: | | | |
| TOTAL EXISTING TREE CANOPY: | | 13.61 AC (60% OF SITE) | |
| REQUIRED CANOPY PRESERVATION: | | 22% | |
| 22% X 13.61 AC TOTAL CANOPY: | | 2.99 AC (130,244 SF) | |
| PROVIDED CANOPY PRESERVATION: | | 58% | |
| | | 7.96 AC (346,833 SF) | |

| OPEN SPACE REQUIREMENT CHART | | | |
|--|----------------|-----------|-----------|
| MINIMUM OPEN SPACE REQUIREMENT: 5% | | | |
| 5% * 22.70 AC = 1.14 AC / 49,658 SF | | | |
| NOTE: ALL OPEN SPACE IS FORMAL | | | |
| TOTAL OPEN SPACE PROVIDED: 1.20 SF / 52,207 SF | | | |
| KEY | CLASSIFICATION | TYPE | AREA (SF) |
| 100 | FORMAL | COURTYARD | 19,586 SF |
| 101 | FORMAL | PLAZA | 11,013 SF |
| 102 | FORMAL | COURTYARD | 21,608 SF |

| PARKING TAKEDOWN CHART | | | | | |
|------------------------|----------------------|----------|---|------------------|-----|
| Proposed Development | CDF Required Parking | | Requirements Based on Shared Parking Analysis | Provided Parking | |
| | Qty | Unit | | Location | Qty |
| Phase I Residential | 84 | 1BR | 1.5/unit | | |
| | 106 | 2BR | 2.5/unit | | |
| | 23 | 3BR | 3/unit | | |
| | 213 | TOTAL | 460 | | |
| Phase II Residential | 84 | 1BR | 1.5/unit | | |
| | 106 | 2BR | 2.5/unit | | |
| | 23 | 3BR | 3/unit | | |
| | 213 | TOTAL | 460 | | |
| Hotel Phase | 170 | Rooms | 1/room | | |
| | 18 | Employee | 1/ea | | |
| Office Phase | 132,500 | SF | 4/1000sf | | |
| | | | | | |
| Dedicated Park | | | | | |
| | | | | | |
| TOTAL | | | | | |

| KEY | |
|-----|-----------------------|
| | FORMAL OPEN SPACE |
| | PRESERVED TREE CANOPY |

| BUILDING DATA | | | |
|---------------|-------------|--------------|---------|
| BUILDING | TYPE | # OF STORIES | SF |
| 1 | MULTIFAMILY | 6 | 543,297 |
| 2 | OFFICE | 6 | 153,000 |
| 3 | HOTEL | 6 | 81,288 |

