PUD DEVELOPMENT PLANS

FOR

AUREUM

SS-CH FRANKLIN, LLC

CONTACTS

OWNER/DEVELOPER

SOUTHSTAR
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RALPH KNAUSS
501 CORPORATE CENTER DRIVE, SUITE 315
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(615) 472-8916
GMCGEHEE@SOUTHSTARCO.COM

OWNER/DEVELOPER

CHARTWELL HOSPITALITY, LLC
ROBERT G. SCHAEDLE III
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FRANKLIN, TN 37067
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RSCHAEDLE@CHARTWELLHOSPITALITY.COM

CIVIL

RAGAN-SMITH & ASSOCIATES
CALEB THORNE, P.E.
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315 WOODLAND STREET
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LANDSCAPE ARCHITECTURE/PLANNING

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SCOTTY BERNICK, PLA
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ARCHITECTURE/PLANNING

WAKEFIELD BEASLEY & ASSOCIATES
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5200 AVALON BOULEVARD
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JHP ARCHITECTURE/URGAN DESIGN
RON HARWICK
CARL MALCOLM
8340 MEADOWN ROAD, SUITE 150
DALLAS, TX 75231
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CMALCOLM@JHPARCH.COM

RABUN RASCHE RECTOR & REECE ARCHITECTS
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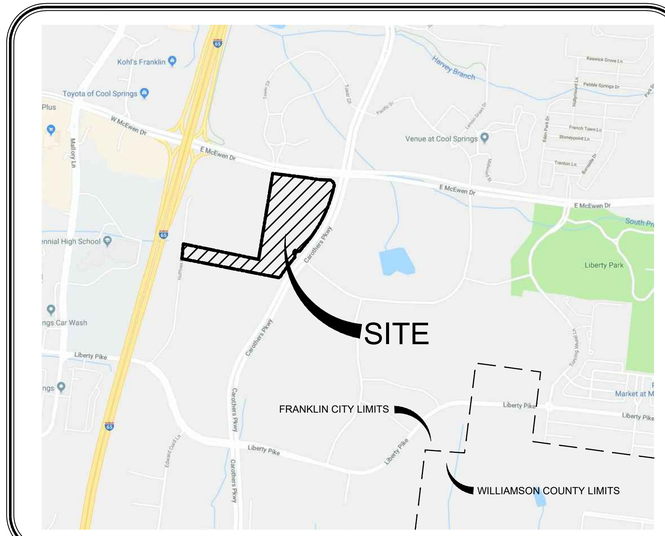

LOCATION MAP
SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C1.0	OVERALL EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	ENLARGED PARKLAND PLAN
C2.3	FUTURE IGP PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL R.O.W. & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
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A1.0	MASSING
A1.1	DEVELOPMENT PHASING
A1.2	ARCHITECTURAL IMAGERY
A1.3	GARAGE FACADE IMAGERY
A1.4	CROSS SECTIONS

MODIFICATION OF STANDARDS

1. MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.
2. MOS 5.6.4(1)(a) Retaining Walls- Amend to allow cast-in-place concrete and/or metal finish walls. Final product for decorative and/or rubbed finish concrete will achieve a quality architectural finished standard. Wall color may vary from mixed-use architecture (i.e. gray concrete finish vs. glass structure building, however, must be harmonious with the color palette). This modification is necessary to provide wall finishes necessary to achieve an urban/modern/industrial appearance.
3. MOS 3.2.3: Use Table to amend the SD-X permitted uses to allow Vehicle Sales and Rental. While a traditional car lot on site is not anticipated, the development team sees the need to allow for high-end vehicular manufacturers to display vehicles for sale within a display inside a store front. Additionally, the development team foresees other potential vehicular options (scooters, motorcycles, atv, etc.) or rental type services for car-share that may become relevant in the years to come.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE UTILIZED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES ON DECEMBER 31, 2018. ROADWAY IMPACT FEE OFFSET CALCULATIONS ARE PROVIDED ON SHEET C2.3.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.2.

ADVISORY NOTE:

COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

TAX MAP 62, PARCEL 18.02 & 19.03

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNNESSEE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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Nashville 615-244-8591
Murfreesboro 615-546-9005
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SCOTT MICHAEL BERNICK
REGISTERED
TENNESSEE NO. 500
LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

JOB NO.	18-106
WK. ORDER	1221
DESIGNED:	WLH
DRAWN:	ZDS
SCALE:	NO SCALE
DATE:	FEBRUARY 11, 2019

COVER SHEET

C0.0

G:\18106-1221\CIVIL ENGINEERING\PLAN SHEETS\C0.0 COVER.DWG
PLOTTED BY KATE CHO ON 4/4/2019 3:12 PM LAST UPDATED BY KCHO ON 4/4/2019 3:06 PM

TREE PRESERVATION CALCULATIONS									
DEVELOPMENT	ZONED	TOTAL SF	TOTAL AC	EX. TREE CANOPY (SF)	EX. TREE CANOPY (AC)	EX. TREE CANOPY (%)	MIN. REQ. TREE RETENTION	EX. TREE CANOPY PRESERVATION REQUIRED (SF)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)
AUREUM*	GC	1,184,425	27.19	418,744	9.61	35.4%	24%	100,629	2.31
GC & SD-X HAVE SAME MIN. REQ. TREE CANOPY RETENTION									
*#'S TAKEN FROM VANDERBILT HEALTH MCEWEN SITE PLAN SHEET L100									

SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Maury Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	(yellow)
2	20.00%	100.00%	(red)

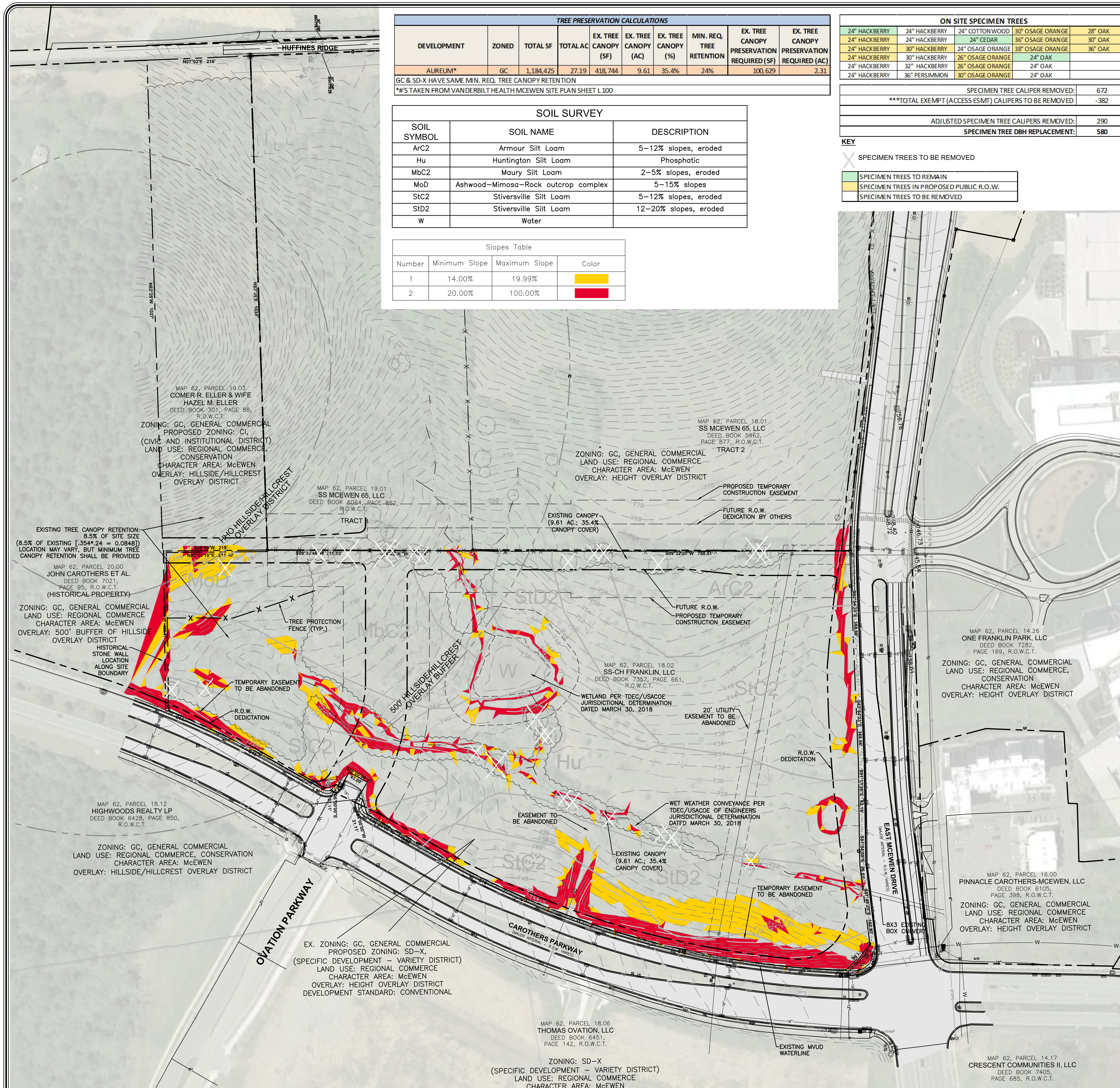
ON SITE SPECIMEN TREES				
24" HACKBERRY	24" HACKBERRY	24" COTTONWOOD	30" OSAGE ORANGE	28" OAK
24" HACKBERRY	24" HACKBERRY	24" CEDAR	36" OSAGE ORANGE	30" OAK
24" HACKBERRY	30" HACKBERRY	24" OSAGE ORANGE	38" OSAGE ORANGE	36" OAK
24" HACKBERRY	30" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	32" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	36" PERSIMMON	30" OSAGE ORANGE	24" OAK	

SPECIMEN TREE CALIPER REMOVED:	672
***TOTAL EXEMPT (ACCESS ESMT) CALIPERS TO BE REMOVED	-382
ADJUSTED SPECIMEN TREE CALIPERS REMOVED:	290
SPECIMEN TREE DBH REPLACEMENT:	**580**

KEY

X SPECIMEN TREES TO BE REMOVED

- (green) SPECIMEN TREES TO REMAIN
- (yellow) SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
- (white) SPECIMEN TREES TO BE REMOVED



SITE DATA CHART:

PROJECT INFORMATION:

SUBDIVISION:	N/A
LOT #:	N/A
STREET ADDRESS:	TBD
MAP:	062
PARCEL:	18.02, 19.03
CIVIL DISTRICT:	8TH
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

EXISTING ZONING INFORMATION:

EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT CI, CIVIC AND INSTITUTIONAL DISTRICT
EXISTING APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	REGIONAL COMMERCE

DEVELOPER:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615)472-8916	(615) 244-8591
GLENN MCGEHEE/ROBERT G. SCHAEDLE III	SCOTTY BERNICK
GMCGEHEE@SOUTHSTARCO.COM	SBERNICK@RAGANSMITH.COM
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

EXISTING TREE CANOPY:

EX. TREE CANOPY S.F.:	418,744 S.F.
EX. TREE CANOPY AC:	9.61 AC
EX. TREE CANOPY %:	35.4%

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187CO212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF IMPACTS:

DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 0.00 AC
DISTURBED AREA: 0.00 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN • SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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Murfreesboro 615-546-6050
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 907 AGRICULTURE COMMERCE 4/4/19

CITY OF FRANKLIN # 6909

AUREUM

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	18-106
WK. ORDER	1221
DESIGNED:	WLH
DRAWN:	ZDS
SCALE:	1"=100'
DATE:	FEBRUARY 11, 2019

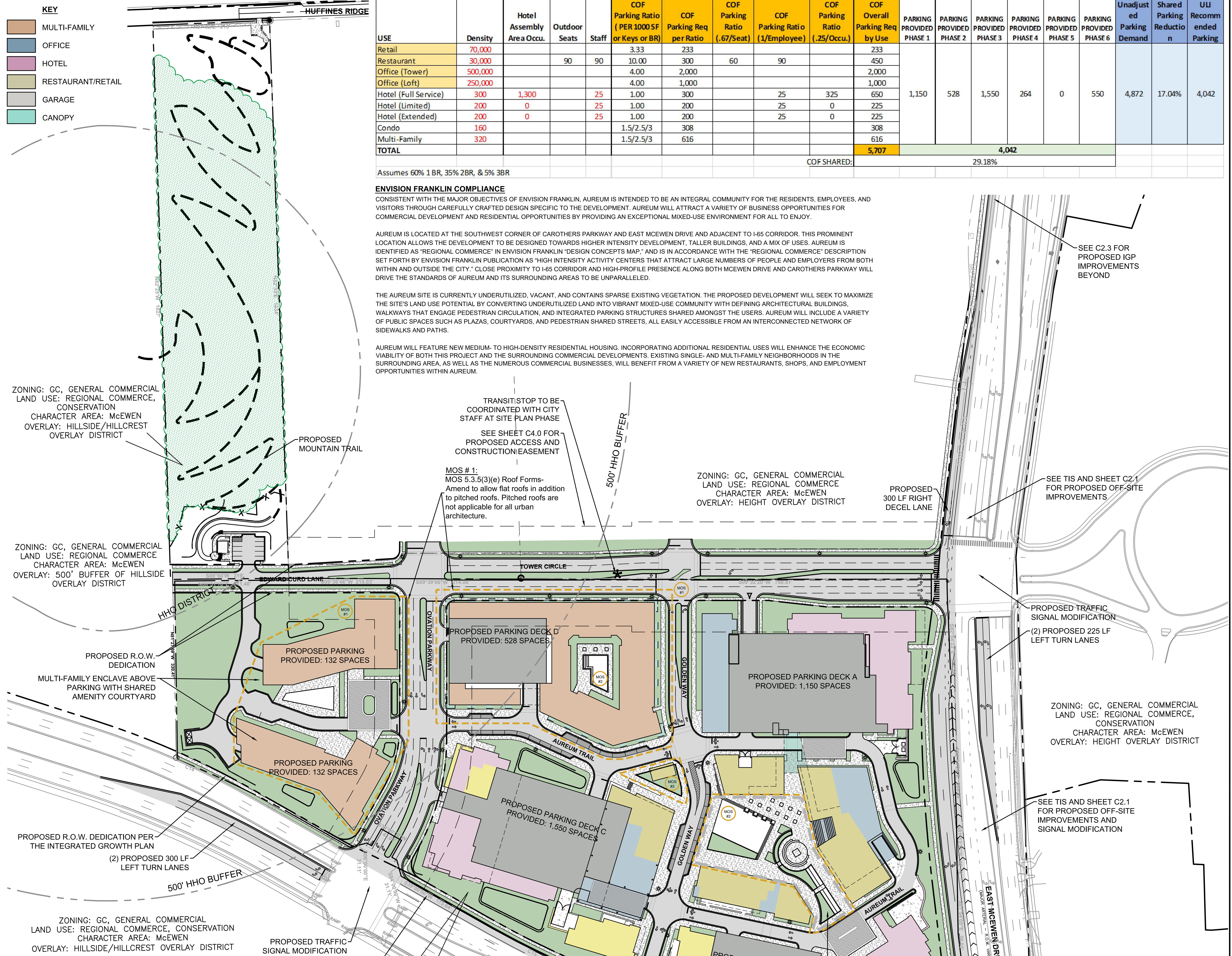
OVERALL EXISTING CONDITIONS PLAN

C1.0

G:\18106-1221\1-CIVIL ENGINEERING\5-PUD SHEETS\1221 PUD EXIST.DWG
PLOTTED BY KATE CHOI ON: 4/4/2019 3:13 PM LAST UPDATED BY KCHOI ON: 4/4/2019 2:43 PM

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.



SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	1,150	528	1,550	264	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Condo	160				1.5/2.5/3	308				308									
Multi-Family	320				1.5/2.5/3	616				616									
TOTAL										5,707	4,042								
									COF SHARED:		29.18%								

Assumes 60% 1 BR, 35% 2BR, & 5% 3BR

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required: 0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area:) 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	26,601 s.f.	75%(100% Permitted)

Total Provided: 35,533 s.f.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

MOS # 2:
MOS 5.6.9(1)&(2) Retaining Walls- Amend to allow cast-in-place smooth finish concrete and/or metal finish walls. Wall color may vary from mixed-use architecture (i.e. gray concrete finish vs. glass structure building, however, must be harmonious with the color palette). This modification is necessary to provide wall finishes necessary to achieve an urban/modern/industrial appearance.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

ZONING:
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	6909
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	062 / 18.02, 19.03
STREET ADDRESS:	TBD FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT CI, CIVIC AND INSTITUTIONAL DISTRICT (ELLER PROPERTY)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
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GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):	
E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
TOWER CIRLCE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
OVATION PKWY:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
EDWARD CURD LANE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
SOUTHERN BOUNDARY:	15' MIN.
INTERNAL SETBACKS:	
FRONT (PUBLIC ROAD):	0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA):	0' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.73 AC (162,602 S.F.)
ADJUSTED SITE ACREAGE:	23.46 AC (1,021,823 S.F.) (TBD AT SITE PLAN PHASE)
PROJECT DENSITY:	
NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.46 [480 UNITS/ 23.46 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.45 [480 UNITS/ 19.63 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATION:	.31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
REQ.TREE CANOPY % / SF / AC:	8.5% [.354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	14.6% / 173,330 S.F. / 3.98 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
FORMAL:	0.82 AC. (3%)
INFORMAL:	0 AC. - N/A

PARKING SUMMARY:
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187CO212F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:
USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

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LANDSCAPE ARCHITECTS • SURVEYORS
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Nashville 615-244-8591
Murfreesboro 615-546-6050
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 907 4/4/19

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

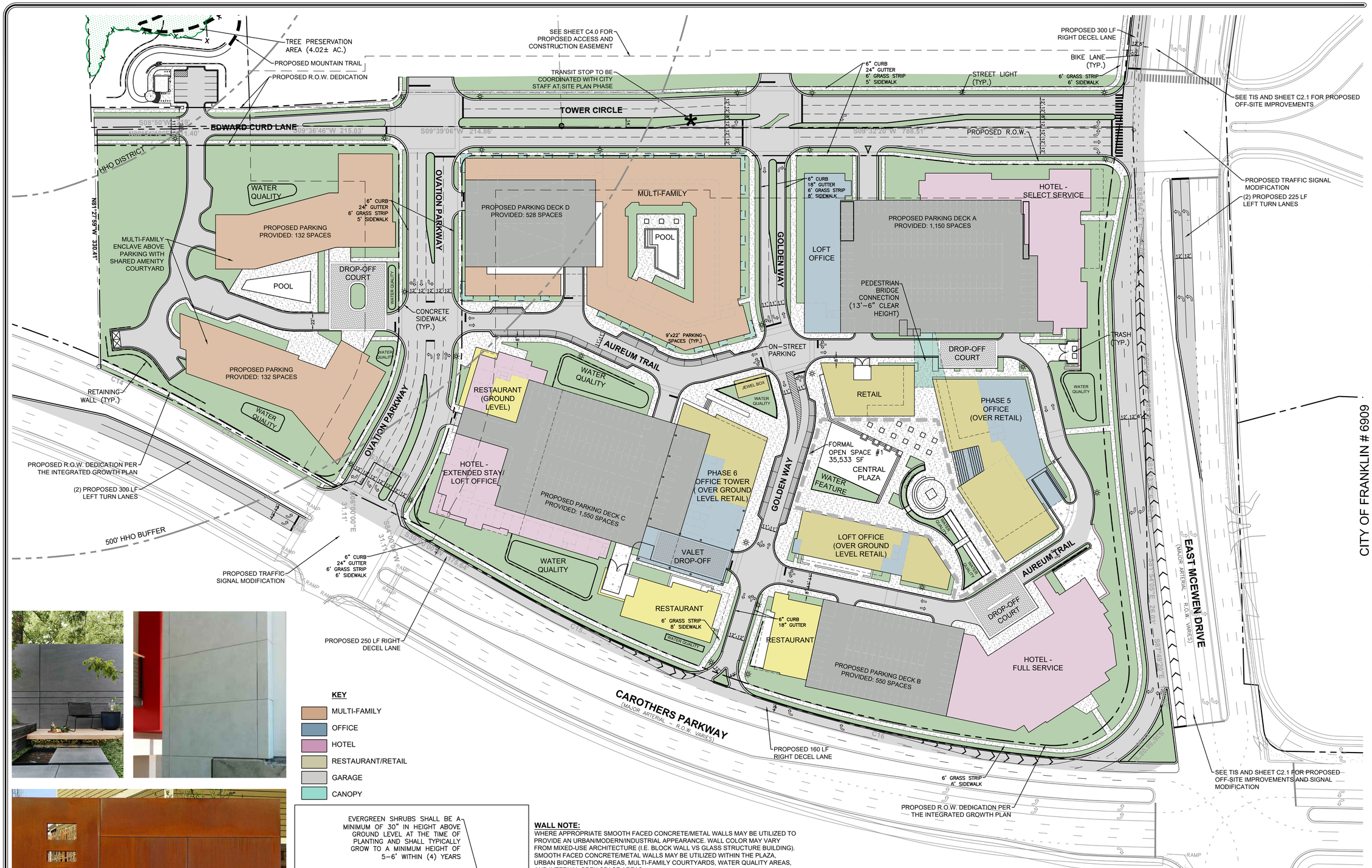
REV. #	DATE:	DESCRIPTION:
1	2019.04.04	PER CITY COMMENT
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO.	18-106
WK. ORDER	1221
DESIGNED:	WLH
DRAWN:	ZDS
SCALE:	1"=100'
DATE:	FEBRUARY 11, 2019

OVERALL DEVELOPMENT PLAN

C2.0

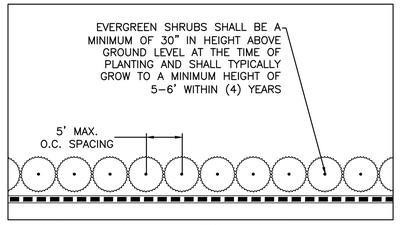
G:\18106-1221\1-CIVIL ENGINEERING\5-PUD SHEETS\1221 PUD LAYOUT.DWG
PLOTTED BY KATE CHOI ON: 4/4/2019 3:14 PM LAST UPDATED BY KCHOI ON: 4/4/2019 2:49 PM



INSPIRATIONAL WALL IMAGERY

KEY

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY



TYPICAL RETAINING WALL LANDSCAPE NOTE

TYPICAL RETAINING WALL LANDSCAPE SHOWN IS CONCEPTUAL. SPECIFIC LANDSCAPE FOR RETAINING WALLS TO BE PROVIDED AT SITE PLAN. PROPOSED LANDSCAPE SHALL MEET THE STANDARD SET FORTH BY THE THE CITY OF FRANKLIN ZONING ORDINANCE FOR APPROVAL. WALL PLANTING REQUIREMENTS SHALL BE REVIEWED SPECIFICALLY TO EACH WALL SCENARIO WITH THE CITY OF FRANKLIN'S LANDSCAPE ARCHITECT.

WALL NOTE:

WHERE APPROPRIATE SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED TO PROVIDE AN URBAN/MODERN/INDUSTRIAL APPEARANCE. WALL COLOR MAY VARY FROM MIXED-USE ARCHITECTURE (I.E. BLOCK WALL VS GLASS STRUCTURE BUILDING). SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED WITHIN THE PLAZA, URBAN BIORETENTION AREAS, MULTI-FAMILY COURTYARDS, WATER QUALITY AREAS, AND INTERNAL OPEN SPACE AREAS.

LANDSCAPE NOTE:

STREET TREES SHALL BE UTILIZED WHERE APPLICABLE, HOWEVER, MAY NOT BE INSTALLED WHERE WITHIN CONFLICT OF UTILITIES, STORMWATER FEATURES, OR OTHER URBAN APPURTENANCES.

SIGNAGE:

REGULATION SHALL BE PROVIDED AT SITE PLAN LEVEL AND APPROVED AFTER ENTITLEMENT PROCESS.

RESTRICTIVE COVENANTS/GUIDELINES:

IN ADDITION TO THE REGULATION SET FORTH BY THE CITY OF FRANKLIN ZONING ORDINANCE AND THE PUD PLANS, THE DEVELOPMENT TEAM WILL ESTABLISH ADDITIONAL GUIDELINES FOR MAINTENANCE, ARCHITECTURE, PARKING, LANDSCAPE, AND OTHER DEVELOPMENT SPECIFICATIONS. THESE GUIDELINES SHALL MEET THE ZONING ORDINANCE AND APPROVED PUD PLANS.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

CONCEPTUAL ILLUSTRATION NOTE:

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ragansmith.com

SCOTT MICHAEL BERWICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 300

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

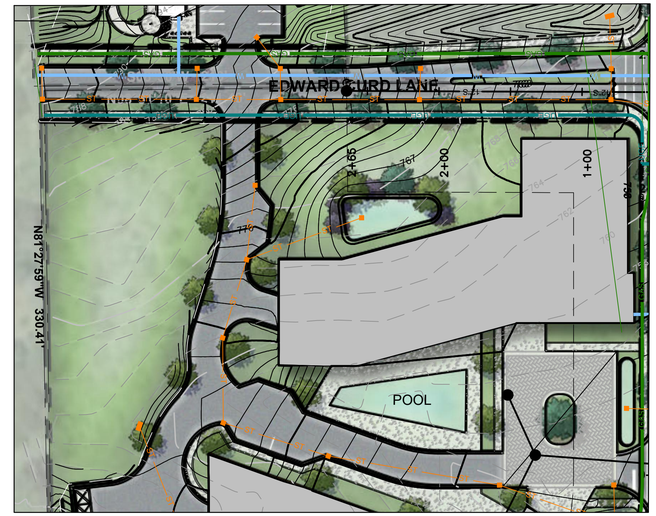
REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

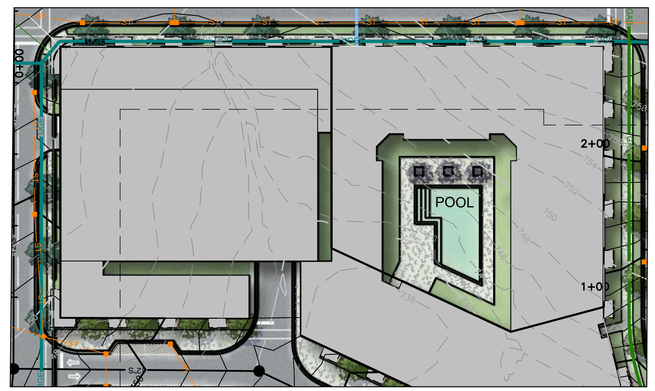
JOB NO.	18-106
WK. ORDER	1221
DESIGNED:	WLH
DRAWN:	ZDS
SCALE:	1"=60'
DATE:	FEBRUARY 11, 2019

ENLARGED DEVELOPMENT PLAN

C2.1

G:\18106-1221-CIVIL ENGINEERING\PUD SHEETS\1221 TUD LAYOUT.DWG
PLOTTED BY KATE CHOI ON 4/4/2019 3:15 PM LAST UPDATED BY KCHOI ON 4/4/2019 2:48 PM





Aureum Parkland Dedication Calculations

Parkland Impact Fee Calculations

Description	Qty.	Units	cost/unit	Required Impact Fee
Multi-Family Units	480	Units	$ 4,304.00	$ 2,065,920.00

Parkland Land Dedication Calculations

Description	Qty.	Units	Remarks
Acreage Required	5	ac	As Approved by BOMA
Acreage Provided	5.15	ac	
Acreage Provided Value (Purchase Cost)	$ 1,300,000.00		Plus Closing/Legal Fees

Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets

Description	Qty.	Units	cost/unit	Total
Parkland Construction Drawing Design Cost	1	ls	$ 125,000.00	$ 125,000.00
(Civil, Architectural, Landscape & Trail Design)				
Land Acquisition -Legal, Survey, Title, Closing	1	ls	$ 40,000.00	$ 50,000.00
Private Recreational Facilities:				
Apartments - Pool/Deck/Furnishings (25%)	1	ls	$ 125,000.00	$ 125,000.00
Condominiums - Pool/Deck/Furnishings (25%)	1	ls	$ 125,000.00	$ 125,000.00
Primitive Bike/Hiking Trail (on-site)	2,600	lf	$ 15.00	$ 39,000.00
Primitive Bike/Hiking Trail (off-site)	100	ac	$ 20.00	$ 2,000.00
Trail Grading, Clearing, Grubbing	27,000	sf	$ 1.80	$ 48,600.00
Park Appurtenances:				
Benches	4	ea	$ 4,500.00	$ 18,000.00
Trash Receptacles	2	ea	$ 3,000.00	$ 6,000.00
Outdoor Drinking Fountain	1	ea	$ 4,500.00	$ 4,500.00
Bike Racks	2	ea	$ 2,500.00	$ 5,000.00
Trail Head Map Kiosk	2	ea	$ 12,000.00	$ 24,000.00
Park Roadway Signage	1	ls	$ 35,000.00	$ 35,000.00
Trail Head Plaza	2,000	sf	$ 15.00	$ 30,000.00
Parking Lot:				
Asphalt	931	SY	$ 65.00	$ 60,515.00
Concrete Sidewalk	2,300	sf	$ 8.00	$ 18,400.00
Curb/Gutter	500	lf	$ 16.00	$ 8,000.00
Light Poles	6	ea	$ 5,000.00	$ 30,000.00
Parking/Amenity Grading, Clearing, Grubbing	1	ea	$ 150,000.00	$ 150,000.00
Storm Pipe	250	lf	$ 105.00	$ 26,250.00
Storm Inlets	2	ea	$ 4,800.00	$ 9,600.00
Utility Connections (Water/Sewer)	1	ls	$ 35,000.00	$ 35,000.00
Retaining Wall	8,000	sf	$ 42.00	$ 336,000.00
Park Structure/Restrooms	1	ea	$ 120,000.00	$ 120,000.00
Landscaping:				
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	$ 550.00	$ 6,600.00
2" Cal. Understory Trees (Accent Plantings)	10	ea	$ 400.00	$ 4,000.00
36" Ht. Shrubs (Parking Lot Screening)	50	ea	$ 180.00	$ 9,000.00
Seed	25,000	sf	$ 0.25	$ 6,250.00
Construction Supervision and Management	1	ls	$ 108,000.00	$ 108,000.00
Construction Inspection Costs - Consultants	1	ls	$ 25,000.00	$ 25,000.00
Construction Finacing Costs (Includes Land)	1	ls	$ 210,000.00	$ 210,000.00
Park Trailhead and Trail Maintenance	5	Years	$ 24,000.00	$ 120,000.00

Parkland Dedication Offset Calculations

Description	Qty.	Units	cost/unit	Total
Parkland Land Dedication Value	5.15	Ac.	62,121.00	$ 319,923.00
Parkland Construction Cost				$ 1,919,715.00
Total Proposed Parkland Dedication				$ 2,239,638.00
Required Parkland Dedication				$ 2,065,920.00
Parkland Dedication Balance				$ (173,718.00)

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SCOTT MICHAEL BERWICK REGISTERED TENNESSEE NO. 501 LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=50'
DATE: FEBRUARY 11, 2019

ENLARGED PARKLAND PLAN

C2.2

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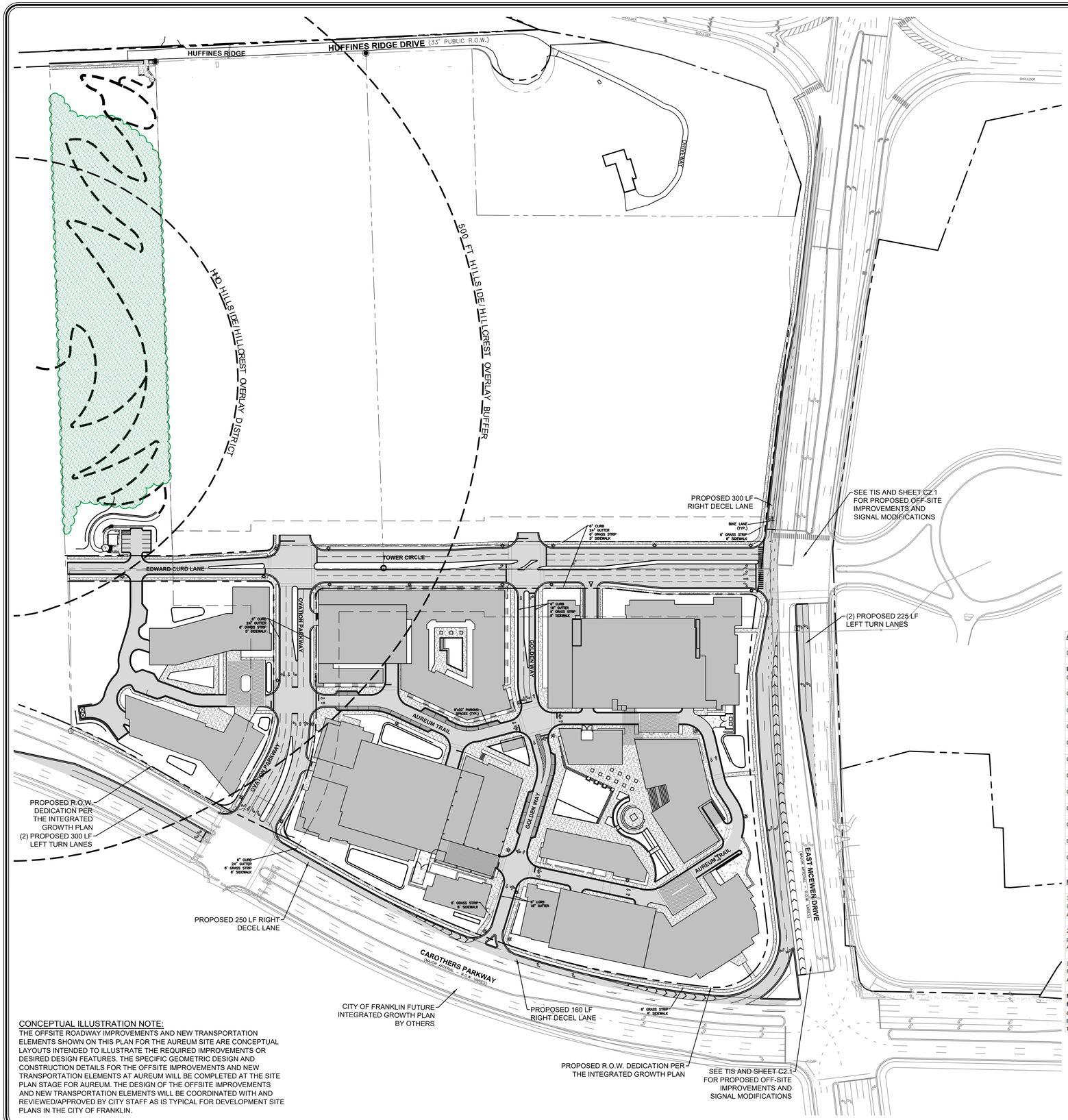

Aureum - Road Impact Fee Offset Agreement - Cost Summary

Date: April 3, 2019 By: Ralph A. Knauss

Description of Work	McEwen IGP Improvements I-65 Off Ramp to Tower Circle	McEwen IGP Improvements Tower Circle to Carothers Pkwy	Carothers Pkwy IGP Improvements McEwen Drive to Aureum South Property Line
General Conditions	$181,900	$259,900	$296,800
Erosion Control	96,600	138,000	214,700
Clearing and Grubbing/Grading	385,600	550,850	818,750
Stormwater Improvements	255,990	365,700	378,000
Retaining Walls	275,000	0	128,000
Underdrains	37,000	52,900	130,200
Curb/Paving/Striping	743,760	1,144,250	1,365,000
Sidewalks	75,000	62,100	140,000
Grassing (Includes Topsoiling)	60,000	46,000	128,000
Landscaping	55,000	51,750	99,400
Street Lighting	100,000	85,000	185,500
Signal Improvements	57,750	51,750	130,000
Subtotal	**$2,323,600**	**$2,808,200**	**$4,014,350**
Engineering Design	150,000	180,000	255,000
Total Estimated Cost	**$2,473,600**	**$2,988,200**	**$4,269,350**
Add 15% Contingency	$371,040	$448,230	$640,040
Grand Total	**$2,844,640**	**$3,436,430**	**$4,909,390**
Offset Requested	100% Offset	100% Offset	100% Offset
Offset Total	**$2,844,640**	**$3,436,430**	**$4,909,390**
Add 10% for Project Financing and Cost Inflation	$284,464	$343,643	$490,939
Grand Total with Financing and Cost Inflation Add	**$3,129,104**	**$3,780,073**	**$5,400,329**
Total Road Impact Fee Offsets Required	**$12,309,506**		
Total Road Impact Fee Offsets - Full Build-Out	**$12,834,396**		
Excess Impact Fee Contingency - Full Build-Out	**$524,890**		

Aureum - Summary of Road Impact Fees Collected by Phase of Development

Date: April 3, 2019 By: Ralph A. Knauss

Development Phase	Development Use Types and Quantities	Road Impact Fees - Arterial	Road Impact Fees - Collector	Total Road Impact Fees by Phase
Development Phase 1	Limited Service Hotel - 200 Rooms Loft Office - 75,000 SF Restaurants (2) - 12,000 SF	$1,018,637	$694,731	$1,713,368
Development Phase 2	Multi-Family Apartments - 320 Units	$995,890	$678,754	$1,674,644
Development Phase 3	Extended Stay Hotel - 200 Rooms Loft Office - 75,000 SF Tower Office - 280,000 SF Restaurants - 6,000 SF Retail - 25,000 SF	$2,471,618	$1,687,734	$4,159,352
Development Phase 4	Condominium Towers - 160 Units	$497,870	$339,326	$837,196
Development Phase 5	Loft Office - 100,000 SF Tower Office - 220,000 SF Restaurants - 12,000 SF Retail - 35,000 SF	$1,874,591	$1,280,057	$3,154,648
Development Phase 6	Full Service Hotel - 300 Rooms	$770,152	$525,036	$1,295,188
Total Road Impact Fees Collected at Full Development		**$7,628,758**	**$5,205,638**	**$12,834,396**

Aureum - Use of Conceptual Development Milestone Dates for the purpose of Establishing Road Impact Fee Offset Project Completion Dates

Date: April 3, 2019 By: Ralph A. Knauss

Development Phase Milestone	Completion Date	Road Impact Fee Offset Project Milestone	Completion Date
Complete Design/Secure Building Permits - Development Phase 1	June 1 - 2020	Begin McEwen IGP Road Improvement Design	June 1 - 2020
Complete Construction - Development Phase 1	October 1 - 2022	Complete McEwen IGP Road Improvement Design	January 1 - 2022
Complete Design/Secure Building Permits - Development Phase 2	January 1 - 2021	Begin Carothers IGP Road Improvement Design	January 1 - 2021
Complete Construction - Development Phase 2	July 1 - 2023	Complete Carothers IGP Road Improvement Design	August 1 - 2022
Complete Design/Secure Building Permits - Development Phase 3	January 1 - 2023	Begin McEwen Road Improvements - I-65 to Tower Circle	January 1 - 2021
Complete Construction - Development Phase 3	May 1 - 2026	Complete McEwen Improvements - I-65 to Tower Circle	October 1 - 2022
Complete Design/Secure Building Permits - Development Phase 4	January 1 - 2025	Begin McEwen Road Improvements - Tower to Carothers	January 1 - 2023
Complete Construction - Development Phase 4	May 1 - 2027	Complete McEwen Improvements - Tower to Carothers	October 1 - 2024
Complete Design/Secure Building Permits - Development Phase 5	January 1 - 2026	Begin Carothers Parkway Road Improvements	January 1 - 2026
Complete Construction - Development Phase 5	September 1 - 2029	Complete Carothers Parkway Road Imprivements	July 1 - 2028
Complete Design/Secure Building Permits - Development Phase 6	January 1 - 2028		
Complete Construction - Development Phase 6	July 1 - 2030		

Required Milestones to be met for Road Impact Fee Offset Project Completions

1) Must complete all McEwen Drive Road Improvements - I-65 to Tower Circle prior to issuance of Final Certificate of Occupancy for **Phase 2 Building Completion**.
As currently scheduled this completion would occur on or before July 1, 2023.

2) Must complete all McEwen Drive Road Improvements - Tower Circle to Carothers Pkwy prior to issuance of Final Certificate of Occupancy for **Tower Office Building in Phase 3**.
As currently scheduled this completion would occur on or before May 1, 2026.

3) Must complete all Carothers Parkway Road Improvements prior to issuance of Final Certificate of Occupancy for **Tower Office Building in Phase 5**.
As currently scheduled this completion would occur on or before September 1, 2029.

Note: Developer shall have the flexibility to freely substitute the Phase 3 Office Tower for the Phase 5 Office Tower provided the Road Improvements described in Item 2 above are fully completed prior to the first Office Tower Completion Date and provided that the Road Improvements described in Item 3 above are fully completed prior to the second Office Tower Completion Date.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200 300

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Nashville 615-244-8591
Murfreesboro 615-546-6055
ragansmith.com

SCOTT MICHAEL BERWICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 300

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=60'
DATE: FEBRUARY 11, 2019

FUTURE IGP PLAN

C2.3

G:\18106-1221-CIVIL ENGINEERING\CAD SHEETS\C2.1 PRD FUTURE IGP.DWG
PLOTTED BY: ALEX CHOI ON 4/4/2019 9:17 PM LAST UPDATED BY: ACHOI ON 4/4/2019 5:48 PM

STATEMENT OF IMPACTS:

DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER NARRATIVE

FUTURE DEVELOPMENT STORMWATER QUANTITY AND QUALITY ARE CURRENTLY BEING REVIEWED WITH THE CITY OF FRANKLIN. GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1, 3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. EXISTING SITE STORMWATER OUTFALL AT EAST MCEWEN DRIVE TO BE MAINTAINED.
8. OFFSITE STORMWATER FLOWS FROM CAROTHERS PARKWAY WILL BE COLLECTED AT THE SITE BOUNDARY AND ROUTED NORTH VIA A PROPOSED STORMWATER NETWORK TO THE SITE OUTFALL.
9. THE FIRST DOWNSTREAM STRUCTURE FROM THE SITE IS AN 8'x3' BOX CULVERT THAT TRAVELS UNDER MCEWEN DRIVE. THIS CULVERT IS CAPABLE OF CARRYING 150 CFS. THIS STRUCTURE DISCHARGES TO THE SOUTH PRONG OF SPENCER CREEK.

GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 22.04 AC
IMPERVIOUS AREA: 0.00 AC
DISTURBED AREA: 21.04 AC
Proposed Rv VALUE: TBD
PEAK FLOW RUNOFF:
SITE PEAK FLOWS ARE TBD. PEAK FLOW ATTENUATION WILL OCCUR ON SITE AND DISCHARGES FROM THE SITE WILL NOT BE INCREASE.

KEY

- BIORETENTION
- PAVERS
- GREEN ROOF/WATER RE-USE
- DETENTION/UNDERGROUND DETENTION

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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WILLIAM LEE HORN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116288
STATE OF TENNESSEE

CITY OF FRANKLIN # 6909

AUREUM

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV. #	DATE:	DESCRIPTION:
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JOB NO.	18-106
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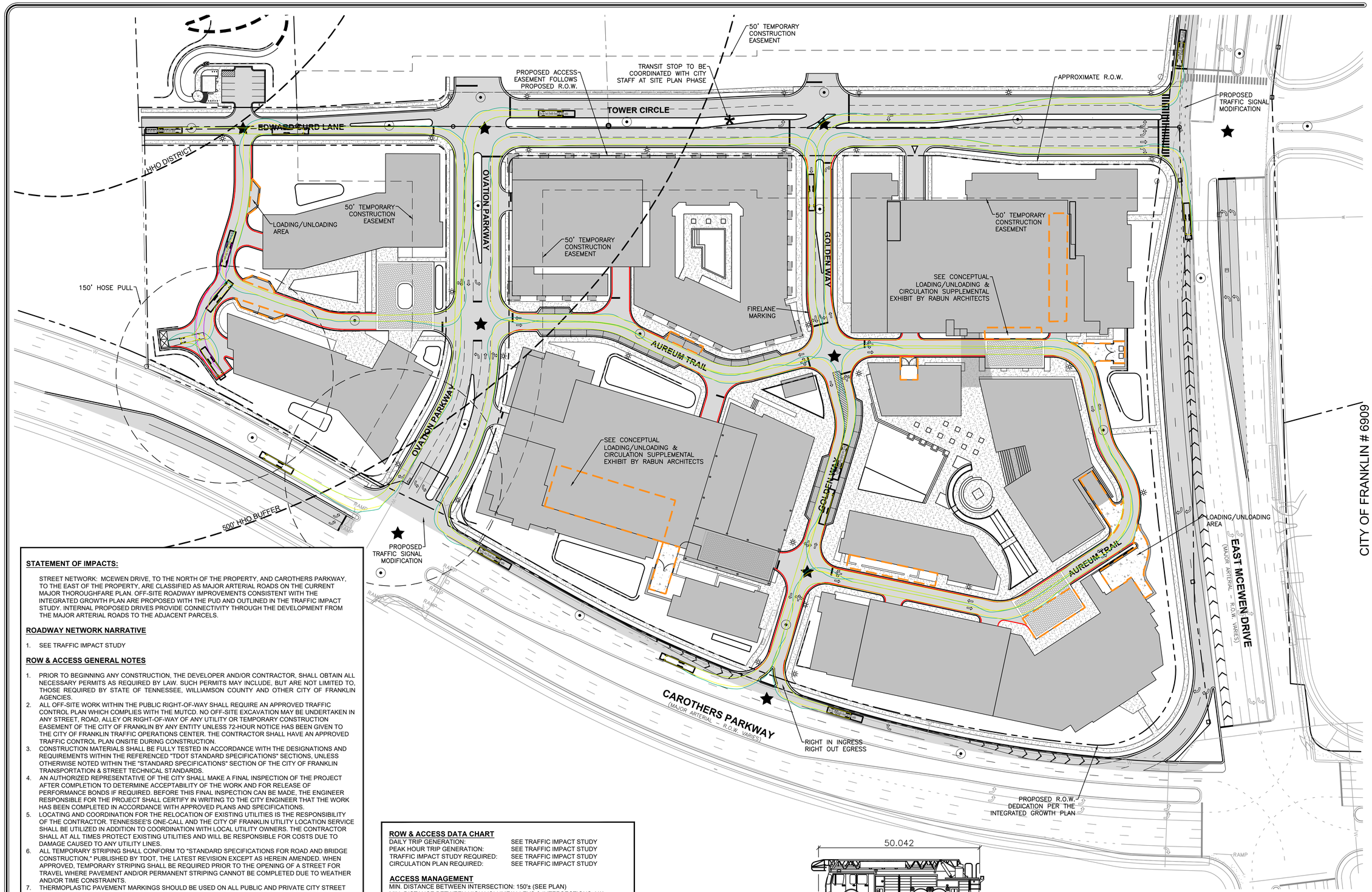
OVERALL GRADING & DRAINAGE PLAN

C3.0

G:\18106-1221\-CIVIL ENGINEERING\SD SHEETS\1221_SUD GRADES.DWG
PLOTTED BY KATE CHO ON 4/02/2019 7:00 AM LAST UPDATED BY LHORN ON 4/02/2019 2:28 PM



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

1. SEE TRAFFIC IMPACT STUDY

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
PEAK HOUR TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
TRAFFIC IMPACT STUDY REQUIRED:	SEE TRAFFIC IMPACT STUDY
CIRCULATION PLAN REQUIRED:	SEE TRAFFIC IMPACT STUDY

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

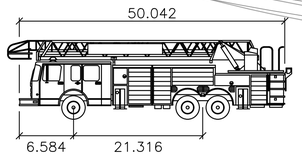
DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

⦿LINKS:	21
★NODES:	9
CONNECTIVITY INDEX:	
REQUIRED:	1.65
PROVIDED:	2.33 [21/9]

KEY

LOADING/UNLOADING ZONE
FIRELANE MARKING



FRANKLIN FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 42.00

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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OVERALL R.O.W. & ACCESS PLAN

C4.0

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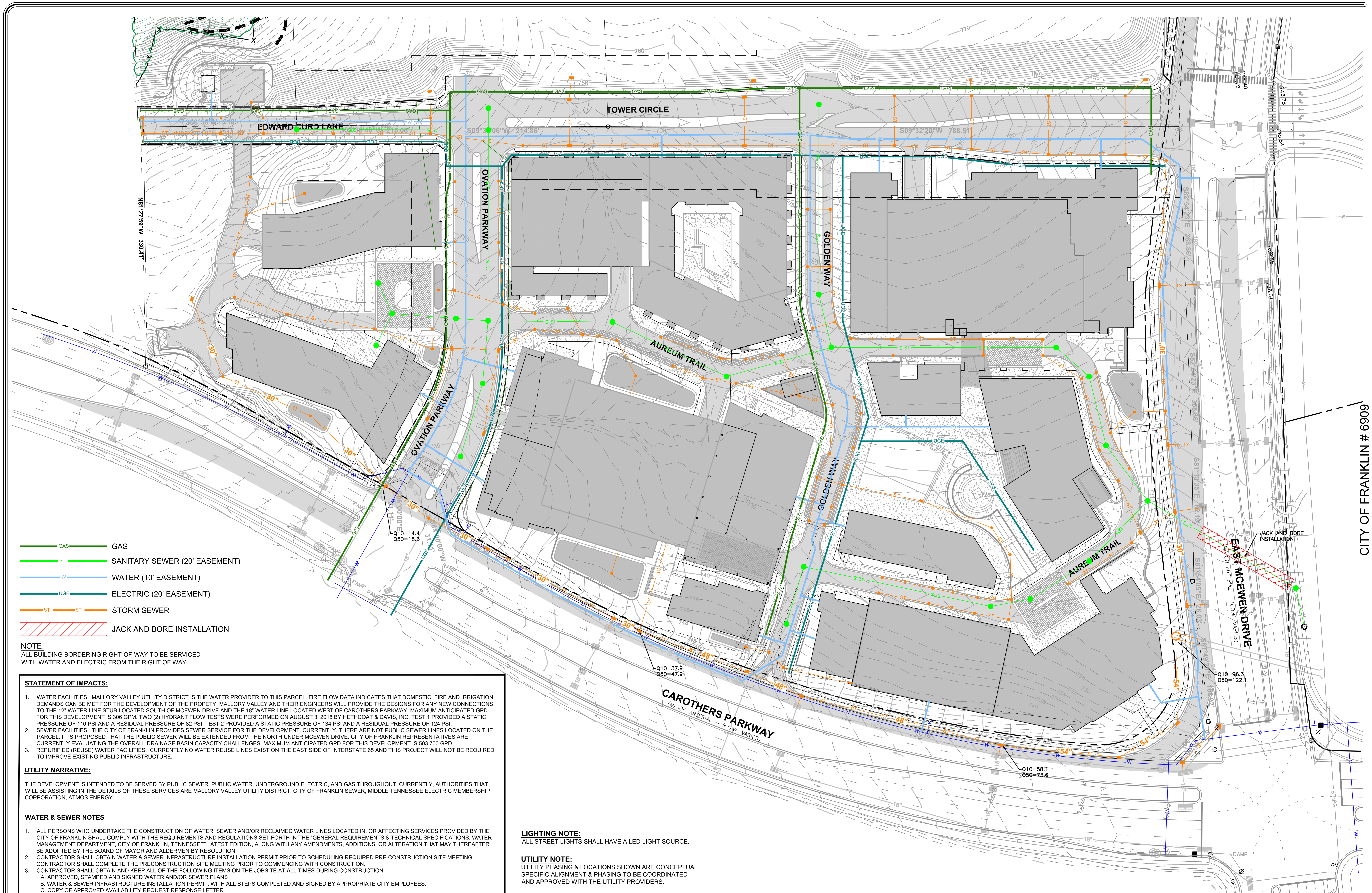
PLOTTED BY: KATE CHOI ON: 4/4/2019 3:19 PM LAST UPDATED BY:KCHOI ON: 4/4/2019 3:48 PM



GAS

SANITARY SEWER (20' EASEMENT)

WATER (10' EASEMENT)

ELECTRIC (20' EASEMENT)

STORM SEWER

JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPETY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. TWO (2) HYDRANT FLOW TESTS WERE PERFORMED ON AUGUST 3, 2018 BY HETHCOAT & DAVIS, INC. TEST 1 PROVIDED A STATIC PRESSURE OF 110 PSI AND A RESIDUAL PRESSURE OF 82 PSI. TEST 2 PROVIDED A STATIC PRESSURE OF 134 PSI AND A RESIDUAL PRESSURE OF 124 PSI.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE NOT PUBLIC SEWER LINES LOCATED ON THE PARCEL. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE EXTENDED FROM THE NORTH UNDER MCEWEN DRIVE. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 503,700 GPD.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTE:

UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

WATER & SEWER DATA CHART

FACILITY TYPE:	MIXED USE, SEWER
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	503,700 GPD (SEWER) 306 GPM (WATER)

UTILITY PROVIDERS

SEWER:	FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
WATER:	MALLORY VALLEY UTILITY DISTRICT: 615-628-0237
GAS:	ATMOS ENERGY: 615-566-3073
ELECTRIC:	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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WILLIAM LEE HORN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 116288
STATE OF TENNESSEE
4/4/19

AUREUM

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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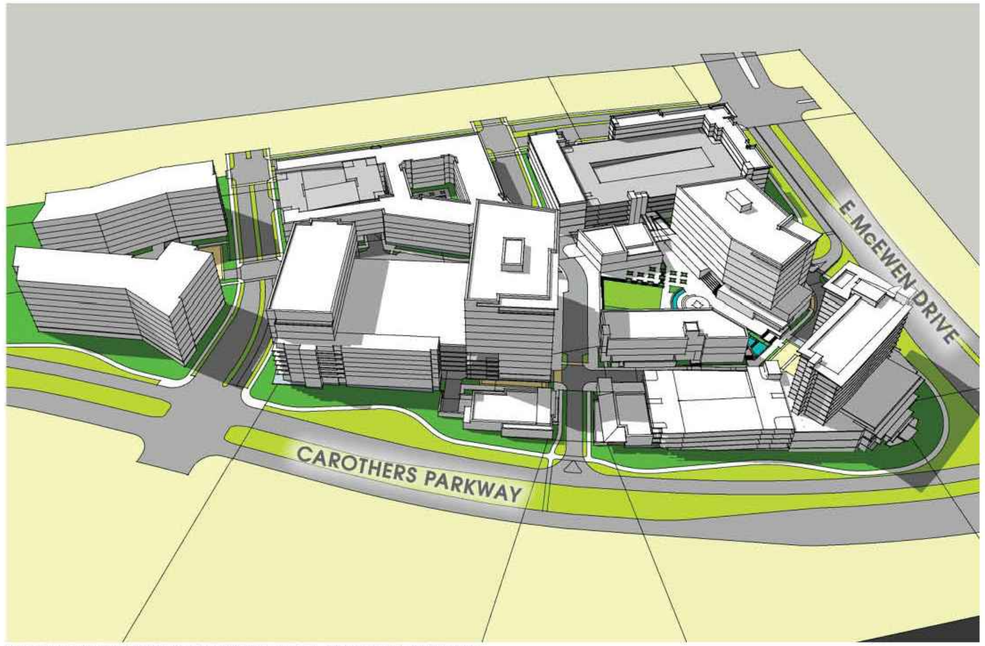
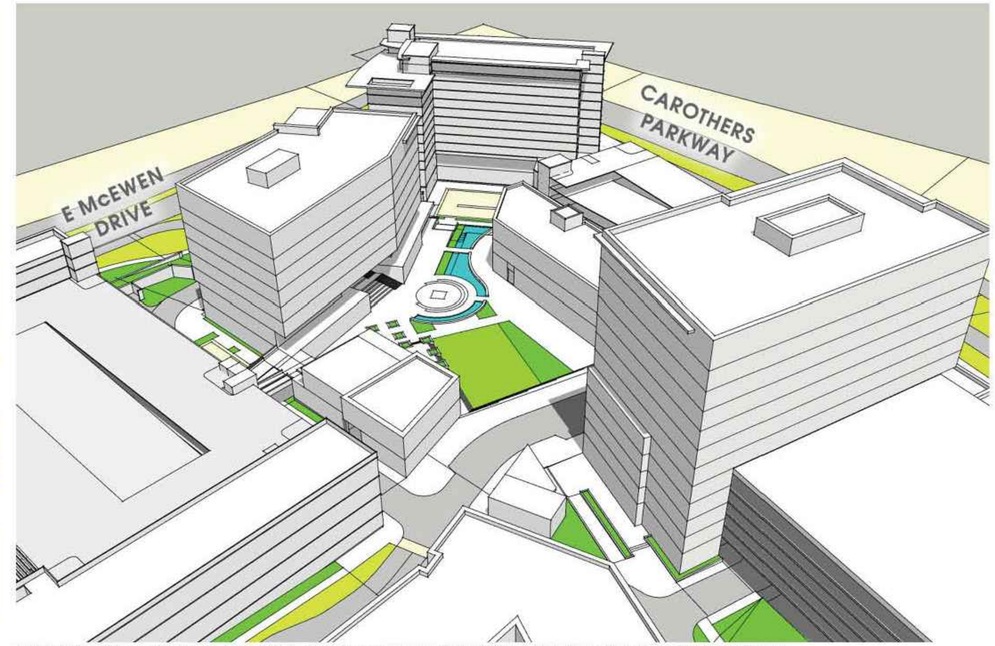
OVERALL UTILITY PLAN

C5.0

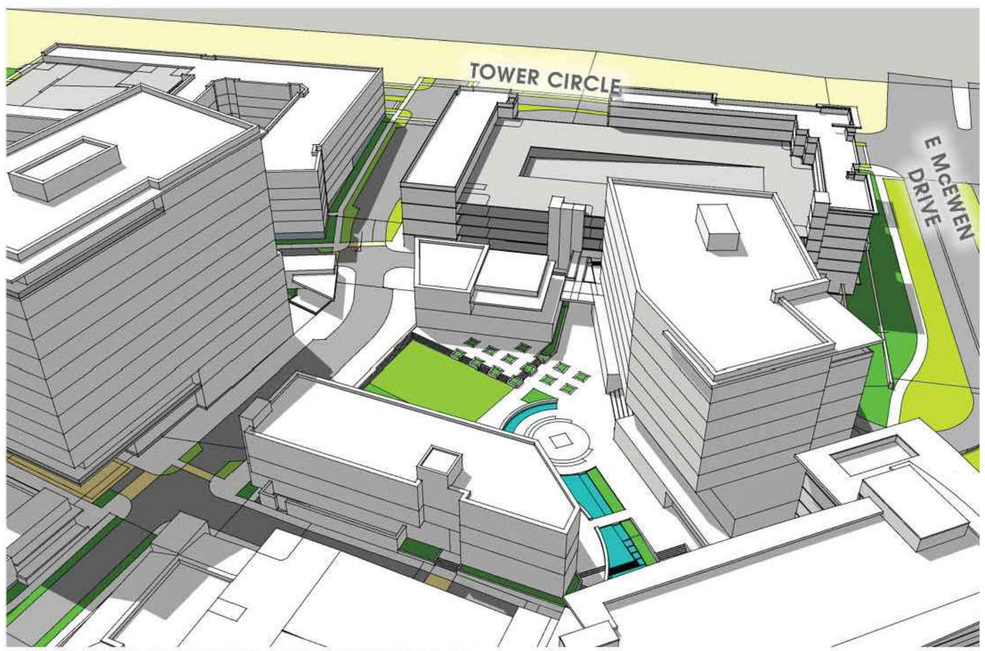
G:\18106-1221\1-CIVIL ENGINEERING\5-PUD SHEETS\1221 PUD UTILITY.DWG
PLOTTED BY LEE HORN ON: 4/1/2019 12:35 PM LAST UPDATED BY LHORN ON: 4/1/2019 12:33 PM



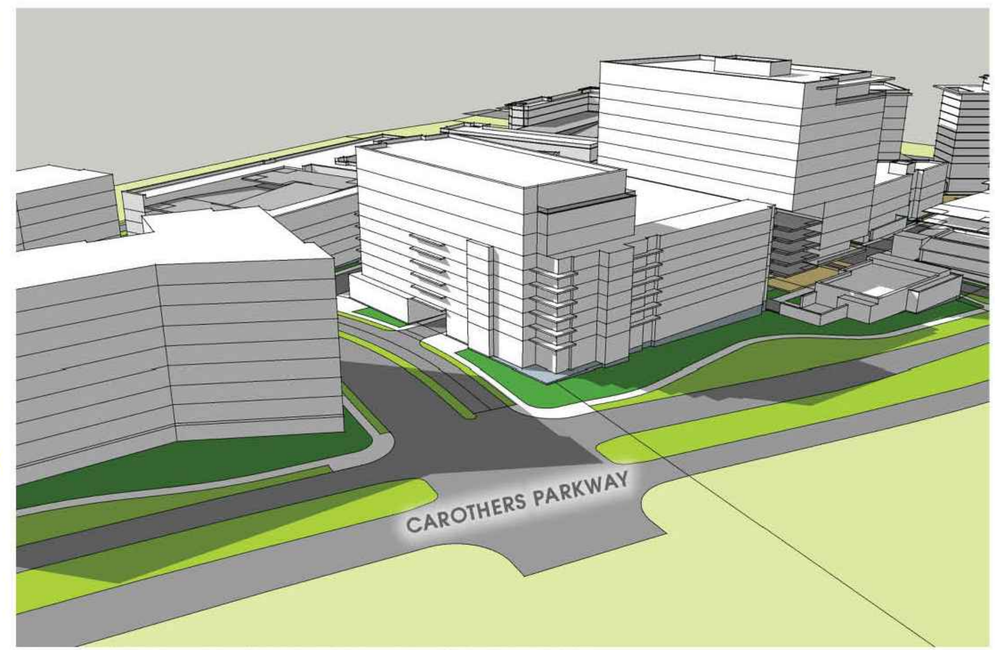
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ELEVATIONS MUST MEET THE REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

1. CONSTRUCTION TYPES:
   Multifamily likely Type III or V; garage likely Type I or II; Buildings sprinkled NFPA 13 or 13R, Enclosed Garage NFPA 13 / Open Garage un sprinkled.
2. SPRINKLERS
   Condo and Garage likely Type I or Type II; Buildings and Garage sprinkled NFPA 13.
3. The Hotels (A2 and R1 Uses) likely Type 1B construction.

NOTE:
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CITY OF FRANKLIN # 6909

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SS-CH FRANKLIN, LLC

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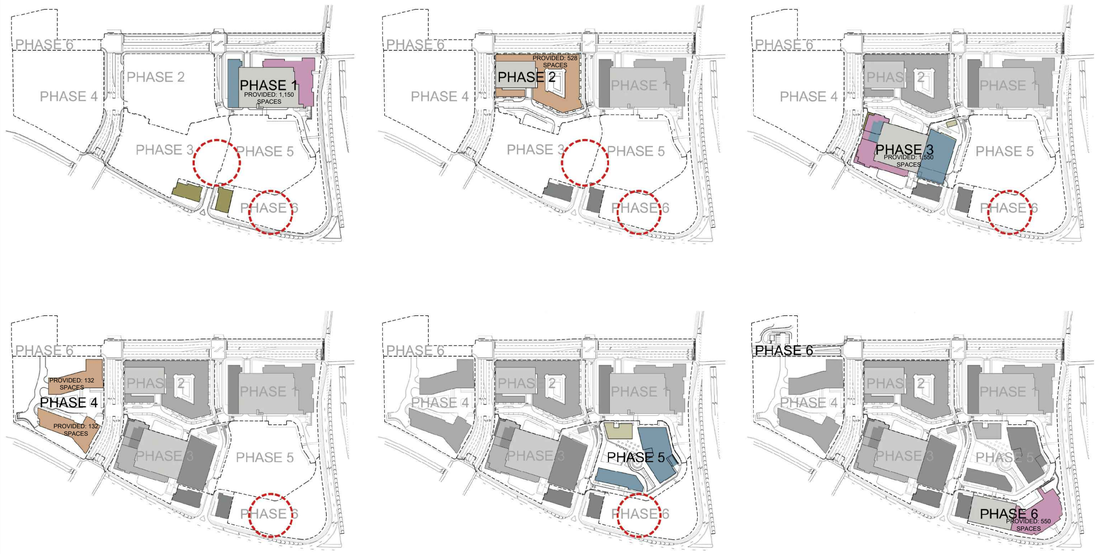
DRAWN:	ZDS	-	-	-	
SCALE:	NOT TO SCALE	-	-	-	
DATE:	FEBRUARY 11, 2019	REV. #	-	DATE:	

MASSING

A1.0

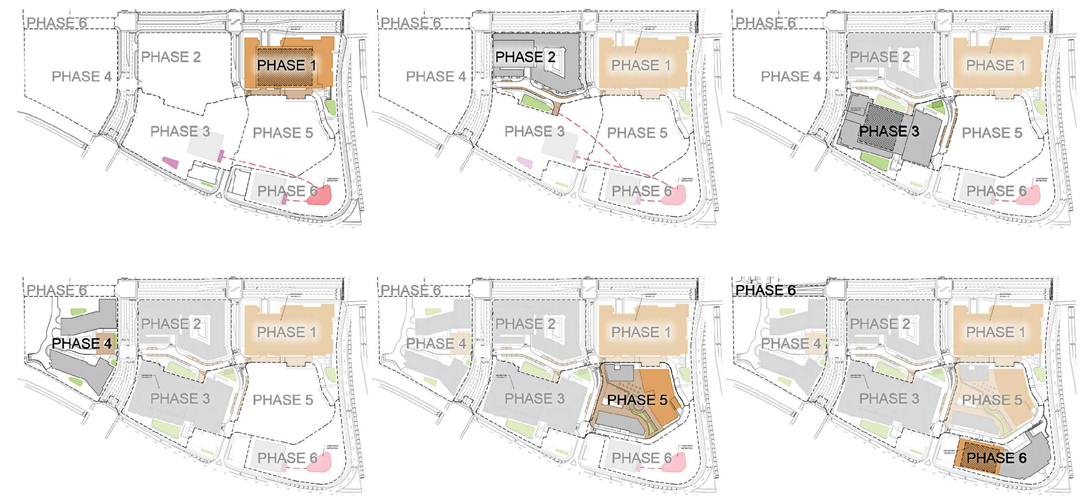
G:\18106-1221-CIVIL ENGINEERING\CAD SHEETS\1221 SKD ARCHIVING
PLOTTED BY: KATE CHOI ON: 4/4/2019 2:20 PM LAST UPDATED BY:KCHOI ON: 4/4/2019 5:11 PM



Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(ii) of the Zoning Ordinance.

ANTICIPATED DEVELOPMENT PHASING

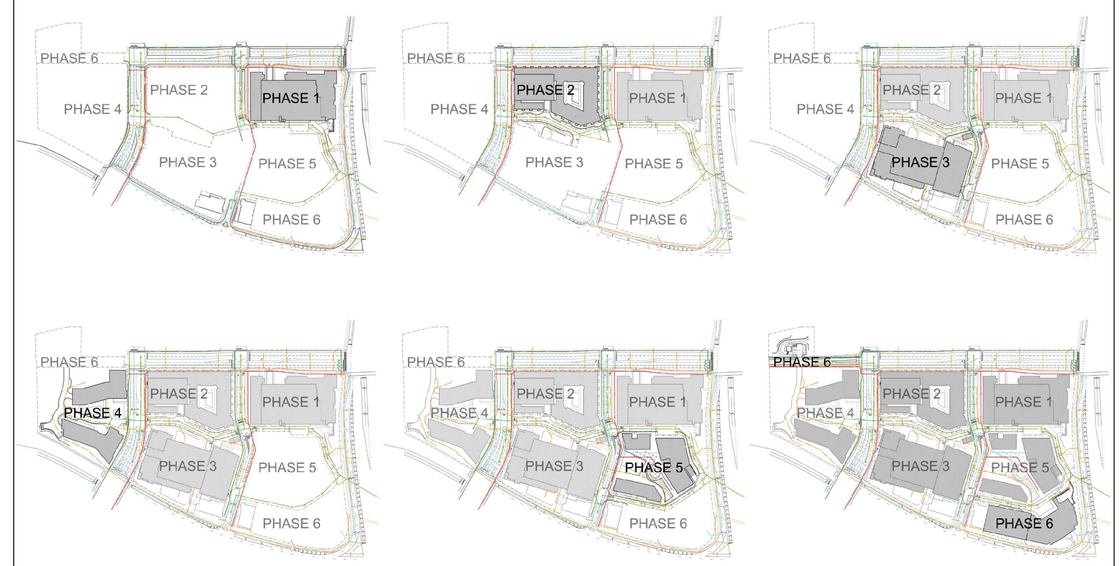
ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.



KEY
- BIORETENTION
- PAVERS
- GREEN ROOF
- TEMPORARY DETENTION
- DETENTION/UNDERGROUND DETENTION
- TEMPORARY BIORETENTION

ANTICIPATED DEVELOPMENT STORMWATER PHASING

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.



ANTICIPATED DEVELOPMENT UTILITY PHASING

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SCOTT MICHAEL BERWICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 300

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER: 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NOT TO SCALE
DATE: FEBRUARY 11, 2019

DEVELOPMENT PHASING

A1.1

G:\18106-1221-CITY-FRANKLIN\ENGINEERING\ENGINEERING\PUD SHEETS\1221 PUD ARCH.DWG
PLOTTED BY KATE CHIO ON: 4/4/2019 3:20 PM LAST UPDATED BY KCHIO ON: 4/4/2019 3:11 PM

AUREUM ANTICIPATED CONSTRUCTION PLAN

	STORIES	CONSTRUCTION TYPE	SPRINKLERED	EXTERIOR MATERIALS - CONFORMING	EXTERIOR WALL MATERIALS NON-CONFORMING
Phase 1					
SELECT SERVICE HOTEL	7	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.	COMPLIES
PARKING DECK A	7	TYPE IB	NFPA 13	SIMILAR TO HOTEL AND LOFT OFFICE	TBD
LOFT OFFICE	4	TYPE IIB	NFPA 13	SIMILAR TO HOTEL	TBD
Phase 2					
MULTIFAMILY	5	TYPE VA	NFPA 13R	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPOSITE WOOD, CEMENTITIOUS PANEL AND SIDING
PARKING DECK D	5	TYPE IIB	NFPA 13	BRICK, PRECAST CONCRETE PANEL, STUCCO, METAL SCREEN, ARCHITECTURAL METAL	COMPLIES
Phase 3					
EXTENDED STAY HOTEL	7	TYPE IB	NFPA 13	ARCHITECTURAL PRECAST(75% MAX), BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.	COMPLIES
RESTAURANT	1	TYPE IB	NFPA 13	TBD	TBD
LOFT OFFICE ABOVE HOTEL	8 - 10	TYPE IB	NFPA 13	SIMILIAR TO HOTEL	TBD
PARKING DECK C	7	TYPE IB	NFPA 13	SIMILIAR TO HOTEL	TBD
OFFICE TOWER	12	TYPE IB	NFPA 13	XXX	TBD
Phase 4					
MULTIFAMILY CONDOS	9	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPLIES
MULTIFAMILY CONDOS	9	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPLIES
Phase 5					
OFFICE TOWER	8	TYPE IB	NFPA 13	XXX	TBD
RETAIL	2	TYPE IIB	NFPA 13	XXX	TBD
LOFT OFFICE	3	TYPE IIB	NFPA 13	XXX	TBD
Phase 6					
FULL SERVICE HOTEL	12	TYPE IB	NFPA 13	ARCHITECTURAL PRECAST(75% MAX), GLASS, ARCHITECTURAL METAL <3FLR)	COMPLIES
PARKING DECK B	5	TYPE IIB	NFPA 13	SIMILAR TO HOTEL	TBD
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD
Phase X					
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SCOTT MICHAEL BERWICK REGISTERED TENNESSEE NO. 501 LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

JOB NO. 18-106	WK. ORDER 1221	-	-	-	-
DESIGNED: WLH		-	-	-	-
DRAWN: ZDS		-	-	-	-
SCALE: NOT TO SCALE		-	-	-	-
DATE: FEBRUARY 11, 2019		REV. # 1	DATE: 2019.04.04	DESCRIPTION: PER CITY COMMENTS	

ARCHITECTURAL IMAGERY

A1.2

G:\18106-1221-CIVIL ENGINEERING\CAD SHEETS\1221 IND ARCHIVES
PLOTTED BY KATE CHOI ON 4/4/2019 2:25 PM LAST UPDATED BY KCHOI ON 4/4/2019 5:11 PM

NOTE:
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NOTE:
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SCOTT MICHAEL BERWICK
REGISTERED
TENNESSEE NO. 300
LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV. #	DATE:	DESCRIPTION:
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JOB NO.	18-106
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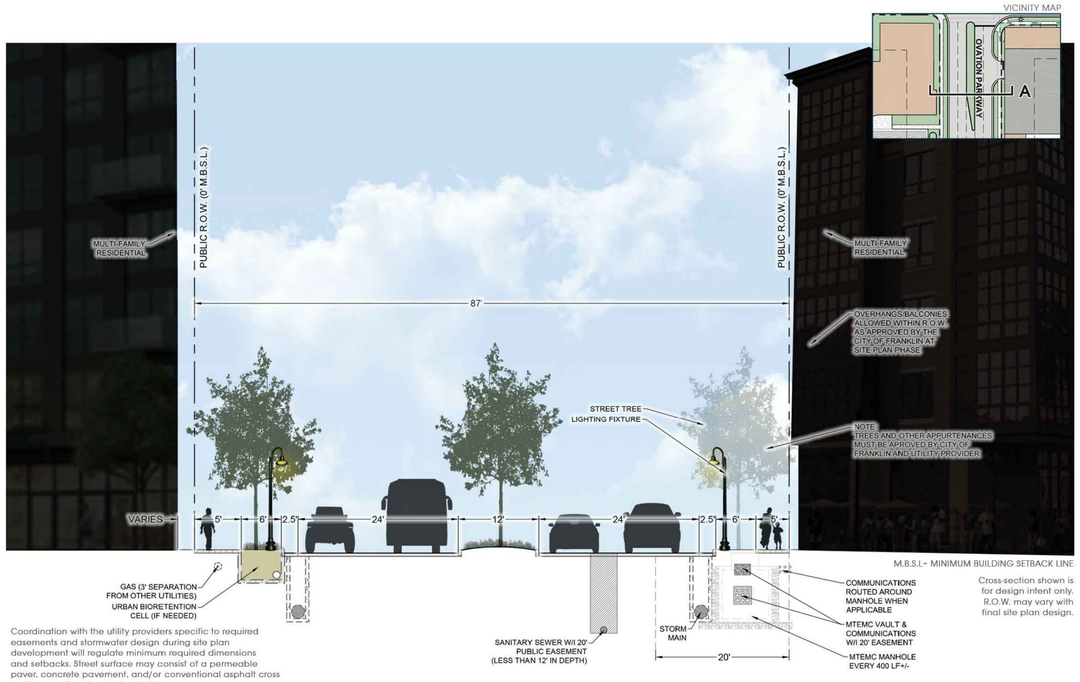
GARAGE FACADE IMAGERY

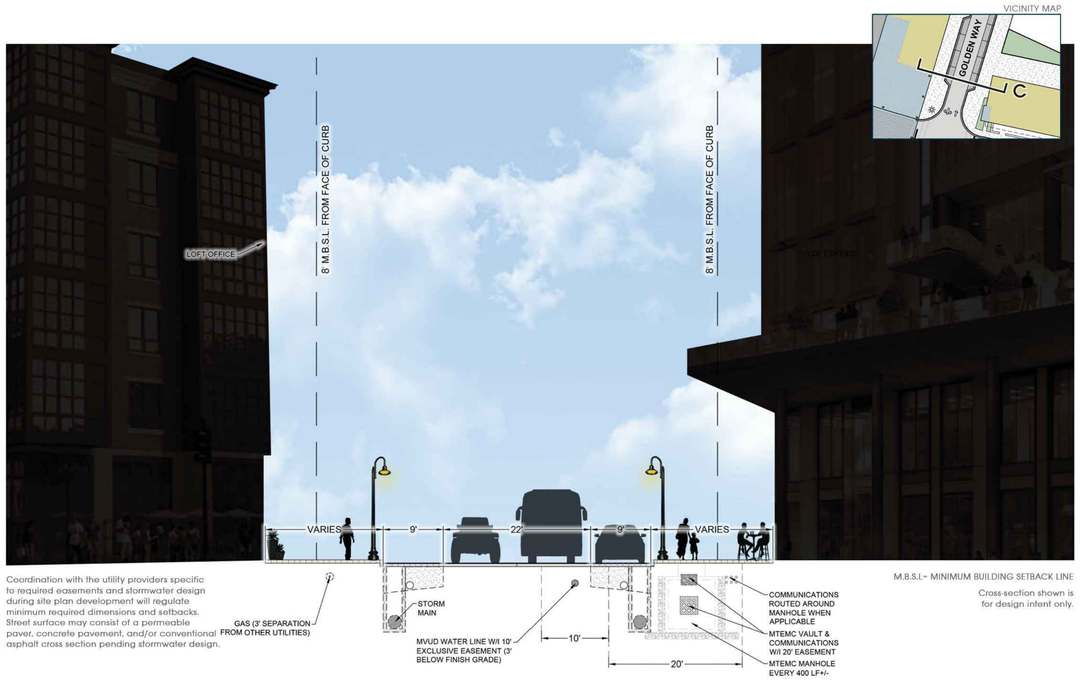
A1.3

G:\18106-1221-CITY OF FRANKLIN\ENGINEERING\PLAN SHEETS\1221 TUD (ARCH).DWG
PLOTTED BY KATE CHOI ON 4/4/2019 2:25 PM LAST UPDATED BY KCHOI ON 4/4/2019 2:11 PM

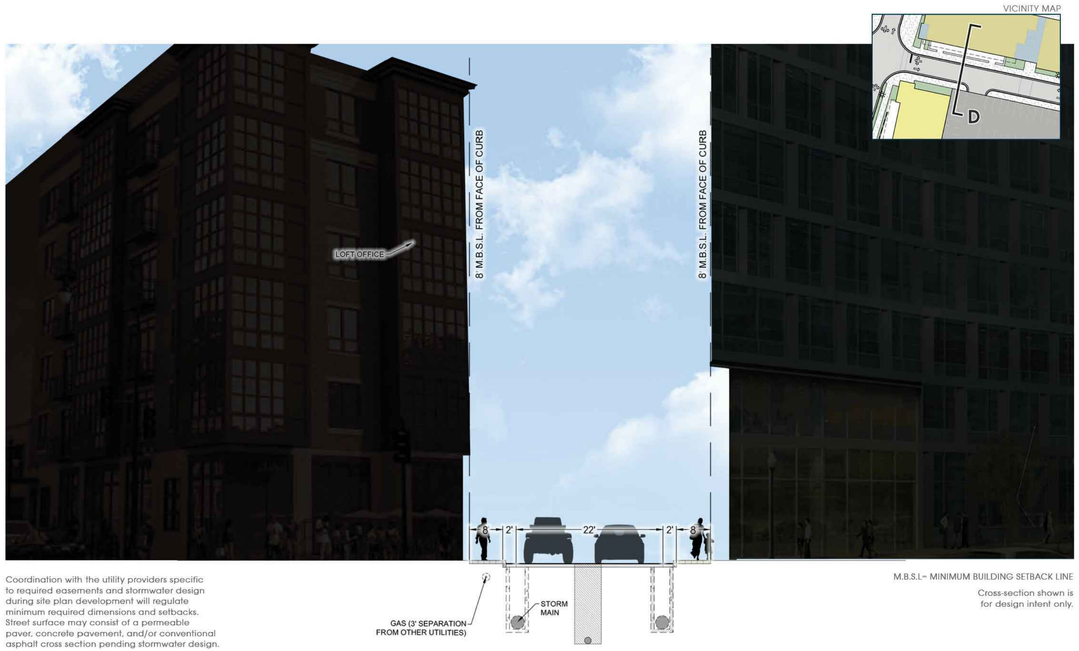


OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)

TOWER CIRCLE CROSS SECTION (PUBLIC R.O.W.)



AUREUM TRAIL[SOUTH OF GOLDEN WAY] & GOLDEN WAY CROSS SECTION (PRIVATE)



AUREUM TRAIL [NORTH OF GOLDEN WAY] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
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TENNESSEE NO. 500
LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

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DATE:	FEBRUARY 11, 2019

CROSS SECTIONS

A1.4

G:\18106-1221\-CIVIL ENGINEERING\-PLAN SHEETS\1221 PUD.APC+DWG
PLOTTED BY KATE CHO ON: 4/4/2019 3:20 PM LAST UPDATED BY KATCHO ON: 4/4/2019 3:11 PM