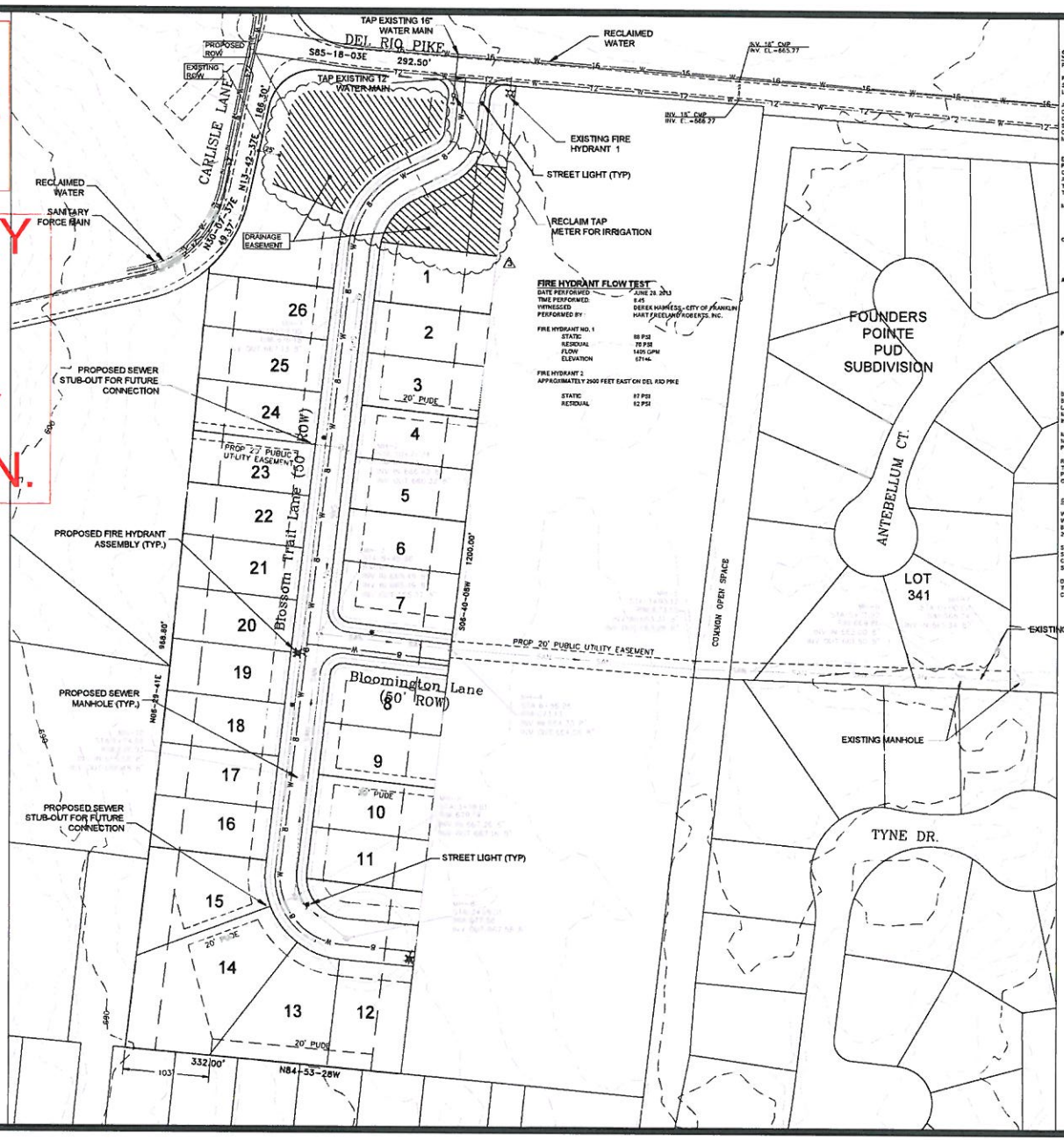
EXHIBIT A
COF Contract
2013-0144

PRELIMINARY
PLANS NOT
APPROVED
BY THE CITY
OF FRANKLIN.



FIRE HYDRANT FLOW TEST

DATE PERFORMED	JUNE 28, 2013
TIME PERFORMED	8:45
WITNESSED	DEREK HARNESS - CITY OF FRANKLIN
PERFORMED BY	HART FREELAND ROBERTS, INC.
FIRE HYDRANT NO. 1	
STATIC	88 PSI
RESIDUAL	70 PSI
FLOW	1435 GPM
ELEVATION	574±.
FIRE HYDRANT 2 APPROXIMATELY 2600 FEET EAST ON DEL RIO PIKE	
STATIC	87 PSI
RESIDUAL	82 PSI

SITE DATA:

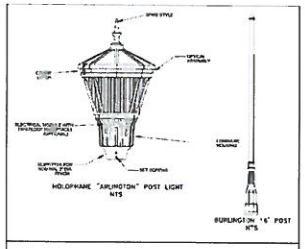
PROJECT NAME	BLOSSOM PARK PUD SUBDIVISION
PROJECT NUMBER	2779
SUBDIVISION	BLOSSOM PARK PUD SUBDIVISION
LOT NUMBER	
ADDRESS	3003 DEL RIO PIKE
CITY	FRANKLIN, TN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	14TH CIVIL DISTRICT
MAP GROUP PARCEL NUMBERS	MAP 94 PARCEL 13.00
EXISTING ZONING	ESTATE RESIDENTIAL - ER
PROPOSED ZONING	R3 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY	WMCO-2
APPLICABLE DEVELOPMENT STANDARD	CONVENTIONAL
TOTAL AC	9.04 AC
TOTAL SF	393,795 SF
MINIMUM REQUIRED SETBACKS	
FRONT YARD 15'	
REAR YARD 15'	
SIDE YARD 5'	
OWNER:	OWNER NAME
ADDRESS	4031 ARNO ROAD FRANKLIN, TN 37064
PHONE	615.238.4137
CONTACT	MIKE LYNCH
APPLICANT:	
ADDRESS	LAND MAIN DEVELOPMENT GROUP, INC 257 RIVERDALE DRIVE, SUITE 210 FRANKLIN, TN 37064
OFFICE PHONE	615.371.8884
CONTACT	BILL CHARLES
EMAIL ADDRESS	BILL@LAND-MANAGEMENT.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE	N/A
BUILDING HEIGHT	2 STORY
LANDSCAPE SURFACE RATIO	0.40
MINIMUM LANDSCAPE RATIO	0.40
INCOMPATIBLE-USE BUFFER REQUIRED	YES TYPE C BUFFER, WEST AND EAST
MINIMUM PARKING REQUIRED	N/A
MAXIMUM PARKING LIMIT	N/A
PARKING PROVIDED	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY	2.88 DUA (26 UNITS)
TREE CANOPY	.81 AC PRESERVED
PARKLAND	FEE IN LIEU
OPEN SPACE	1.37 AC PROVIDED (15.16%)

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A 12" MAIN IN DEL RIO PIKE.
20" 350GDP + 9100 GDP

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT TERMINAL MANHOLE LOCATED ON LOT 341 FOUNDERS POINTE PUD SUBDIVISION

DRAINAGE FACILITIES
THE PROPERTY DRAINS NORTH TO DEL RIO PIKE, CROSSING DEL RIO PIKE AND CONTINUING IN AN UNNAMED BRANCH TO THE HARPETH RIVER.



STREET LIGHT TYPICAL INSTALLATION

Revisions:
Rev. 1 - July 5, 2013
Rev. 2 - Aug. 1, 2013
Rev. 3 - Aug. 19, 2013

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JULY 5th, 2013

BLOSSOM PARK PUD

Being Parcel 13 on Tax Map 64
Franklin, Williamson County, Tennessee

THOMAS C. HILL
STATE OF TENNESSEE

HFR DESIGN
HART FREELAND ROBERTS, INC
7101 EXECUTIVE CENTER DRIVE
SUITE 350
BRENTWOOD TENNESSEE 37027
THOMAS C. HILL
t-hill@hfr-design.com
615 376-5501

Site Utility Plan

C 7.0

COF# 2779