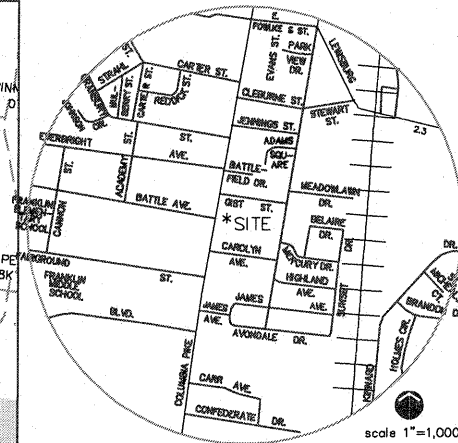




GENERAL NOTES

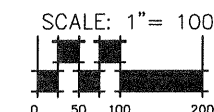
- Property to be rezoned can be referenced as tax map 78K, parcel number 23 in group C as shown on Williamson County Parcel Map, Existing Zoning R-3, Proposed Rezoning RX (Residential Variety).
- Boundary and tree survey information provided by LandDesign Surveying. Topographic & existing structure information outside the site provided by City of Franklin.
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- This rezoning will result in an increase of 8 household units. Based on an average 6 vehicle trips per day (single family attached household unit), this will generate a total of +/-48 residential vehicle trips per day.
- From this site:
 - +/-1.3 miles to The City of Franklin Fire Station No. 1 on the corner of S.R. 96 and 11th AVE.
 - +/-1.2 miles to the City Police Department located downtown at City Hall.
 - +/-1.1 miles to Pinkerton Park.
 - +/-1.5 miles to Winstead Hill Park.
 - +/-2.8 miles to the Williamson County Recreation Center.
- This development will result in an increase of 8 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of +/- 2 students within the following schools:
 - Franklin Elementary
 - Freedom Intermediate School
 - Franklin Middle School
 - Centennial High School
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- No slopes greater than 14%-20% exist on site.
- No portion of this site is located in the 100-year Flood Zone / Flood Plain per FEMA map number 47187C0131E, dated January 16, 2003.
- {R} = Residential for Adjacent land uses.
- There are existing watermain and sewer lines adjacent to the site along Columbia Pike and Adams Street as well as internal sewer and water laterals per the approved site plan documents.

Water and sewer facilities

- Existing facilities
 - Sanitary Sewer System
 - Utility district jurisdiction: City of Franklin
 - Utility district additional flow is 51 SFUE.
 - 1 SFUE = 350 Gallons/Unit/Day
 - SFUE - Single Family Unit Equivalent
 - Domestic Water Supply
 - Utility district jurisdiction: City of Franklin
 - Utility district capacity, by 17,850 gallons per day
 - Natural Gas Service
 - Utility district jurisdiction: Atmos Energy
 - Electric Service
 - Utility district jurisdiction: Middle Tennessee Electric Membership Corporation
- Proposed facilities
 - Demand in gallons per day
 - 77 units X 350 gpd = 26,950 gpd
- Water facilities

Water service will be coordinated with the City of Franklin to provide adequate flow and capacity. All watermain shall be located in a 20' Public Utility Easement.
- Sewer facilities

Sewer service will be coordinated with the City of Franklin to provide adequate capacity. All sewer lines shall be located in a 20' Sanitary Sewer easement.
- No mineral rights known of at this time.
- The existing homestead on Parcel 23 is to be relocated to accommodate the proposed building.
- Traditional Design Standards apply to this site.
- Sanitation pickup shall be by individual trash cans pickup.
- Covenants & Restrictions, Architectural controls and grants of easements shall adhere to the current General's Retreat design standards.
- Land Owner-GENERAL'S RETREAT COMPANY, LLC, 1612 Westgate Circle, Suite 220, Brentwood, TN 37027, (615)-373-9137, Contact: Bill Kottas, billkottas@ckdevelopment.com



LandDesign®



CLARE CERTIFIED
LANDSCAPE ARCHITECT

GENERAL'S RETREAT
GENERAL'S RETREAT DEVELOPMENT COMPANY, LLC
City of Franklin, Williamson County, Tennessee

REZONING PLAN

REVISIONS:
APRIL 1, 2010 RESUBMITTAL PER CITY COMMENTS

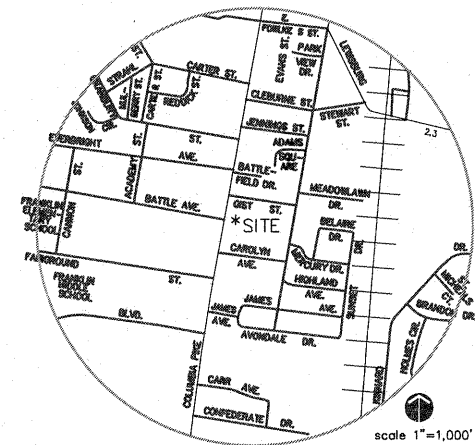
DATE: MAY 9, 2010
DESIGNED BY: GHV
DRAWN BY: GHV
CHECKED BY: GHV
SCALE: 1" = 100'
PROJECT #: 3009182
SHEET NUMBER:

C-3



OWNER/DEVELOPER:
GENERAL'S RETREAT COMPANY, LLC
1612 Westgate Circle, Suite 220
Brentwood, TN 37027
(615)-373-9137
Steve Cates
William Kottas
James Corbine
Harry Demetrios
Contact: Bill Kottas
billkottas@ckdevelopment.com

APPLICANT:
LandDesign, Inc.
631 Second Ave. South
Nashville, TN 37210
615.591.7164
Dwight Kiser
dkiser@landdesign.com



GENERAL NOTES

- Boundary and tree survey information provided by LandDesign Surveying. Topographic & existing structure information outside the site provided by City of Franklin.
- Property can be referenced as tax map 78k, parcel numbers 9 & 23 in group C as shown on Williamson County Parcel Map
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- This rezoning will result in an increase of 8 household units. Based on an average 6 vehicle trips per day (single family attached household unit), this will generate a total of +/- 48 residential vehicle trips per day.
- From this site:
 - +/-1.3 miles to The City of Franklin Fire Station No. 1 on the corner of S.R. 95 and 11th AVE.
 - +/-1.2 miles to the City Police Department located downtown at City Hall
 - +/-1.1 miles to Pinkerton Park
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- No slopes greater than 14%-20% exist on site
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- [R] = Residential for Adjacent land uses
- There are existing watermain and sewer lines adjacent to the site along Columbia Pike and Adams Street as well as internal sewer and water laterals per the approved site plan documents.

Water and sewer facilities

i) Existing facilities

1) Sanitary Sewer System

- Utility district jurisdiction: City of Franklin
- Utility district additional flow is 51 SFUE.
1 SFUE = 350 Gallons/Unit/Day
SFUE = Single Family Unit Equivalent

2) Domestic Water Supply

- Utility district jurisdiction: City of Franklin
- Utility district capacity, by 17,850 gallons per day

3) Natural Gas Service

- Utility district jurisdiction: Atmos Energy

4) Electric Service

- Utility district jurisdiction: Middle Tennessee Electric Membership Corporation

ii) Proposed facilities

- Demand in gallons per day
77 units X 350 gpd = 26,950 gpd

12. Water facilities

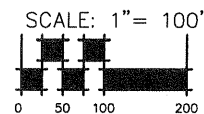
Water service will be coordinated with the City of Franklin to provide adequate flow and capacity. All watermain shall be located in a 20' Public Utility Easement.

13. Sewer facilities

Sewer service will be coordinated with the City of Franklin to provide adequate capacity. All sewer lines shall be located in a 20' Sanitary Sewer easement.

14. No mineral rights known of at this time.

15. The existing homesite on Parcel 23 is to be relocated to accommodate the proposed building.



REVISIONS:
APRIL 2012 RESUBMITTAL PER CITY COMMENTS

DATE: March 9, 2010
DESIGNED BY: GHV
DRAWN BY: GHV
CHECKED BY: GHV
SCALE: 1" = 100'
PROJECT #: 3009182
SHEET NUMBER: C-1

LandDesign®
631 Second Avenue S, Suite 100 Nashville, TN 37210
V: 615.591.7164 F: 615.591.9718
www.LandDesign.com



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GENERAL'S RETREAT DEVELOPMENT COMPANY, LLC
City of Franklin, Williamson County, Tennessee

EXISTING CONDITIONS PLAN