

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, TN 37064

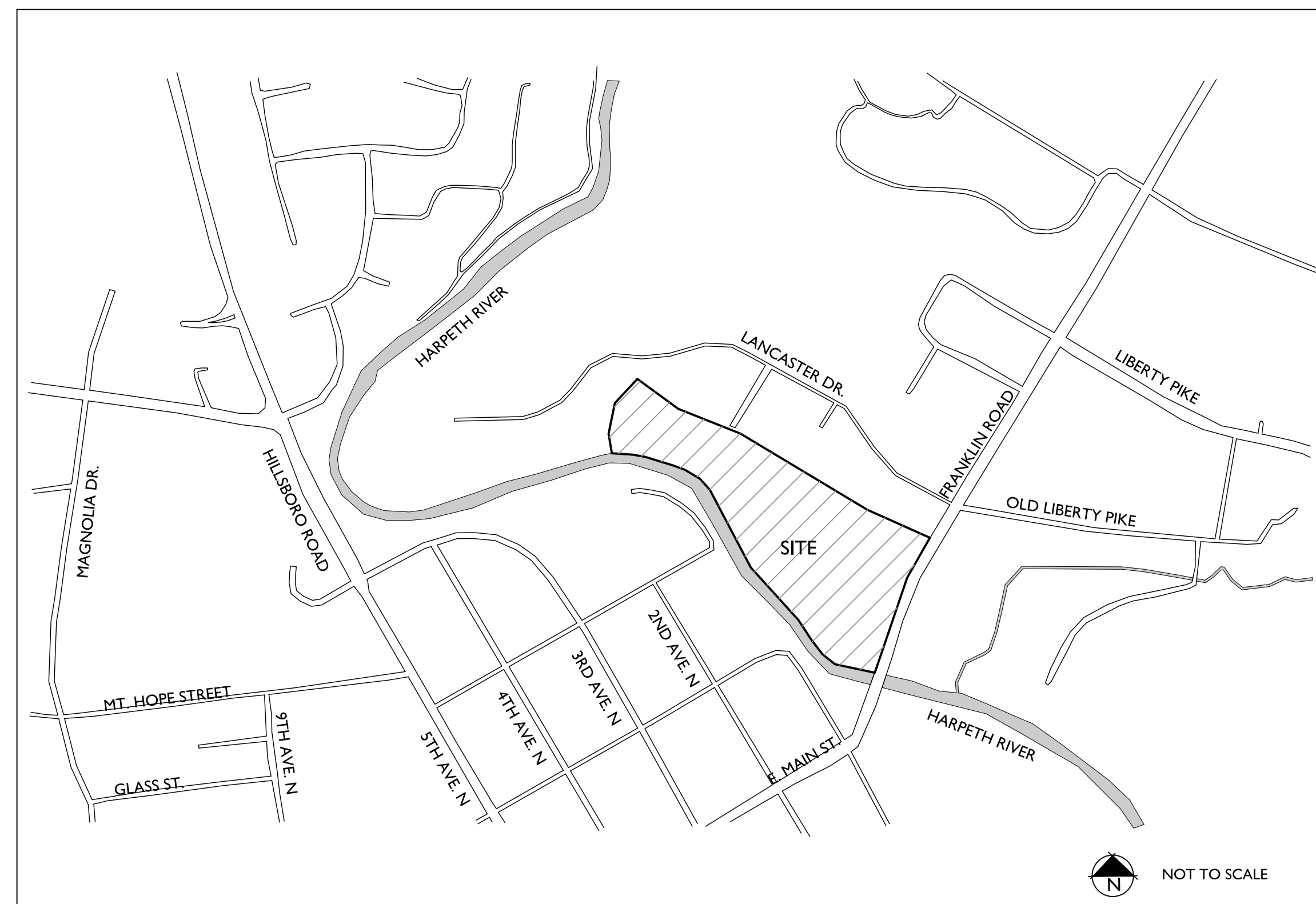
OWNER:
ALVA JEFFERSON BETHURUM
151 FRANKLIN ROAD
FRANKLIN, TN 37064

MAP 63N PARCEL 57
FRANKLIN, TENNESSEE

APPLICANT/LAND PLANNER:
GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064

CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET #201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
CIA ENGINEERS
TIM HAGGARD
602 NORTH WALNUT STREET
MURFREESBORO, TN 37130
(615) 663-7678
thaggard@cia-engineers.com



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

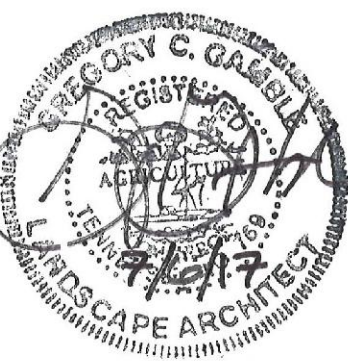
INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
PP1.1	PRELIMINARY PLAT - SHEET 1
PP1.2	PRELIMINARY PLAT - SHEET 2
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C 2.2	STREAM BUFFER EXHIBIT
C 2.3	ENTRANCE EXHIBIT
C 3.0	STORMWATER MANAGEMENT PLAN

July 6, 2017

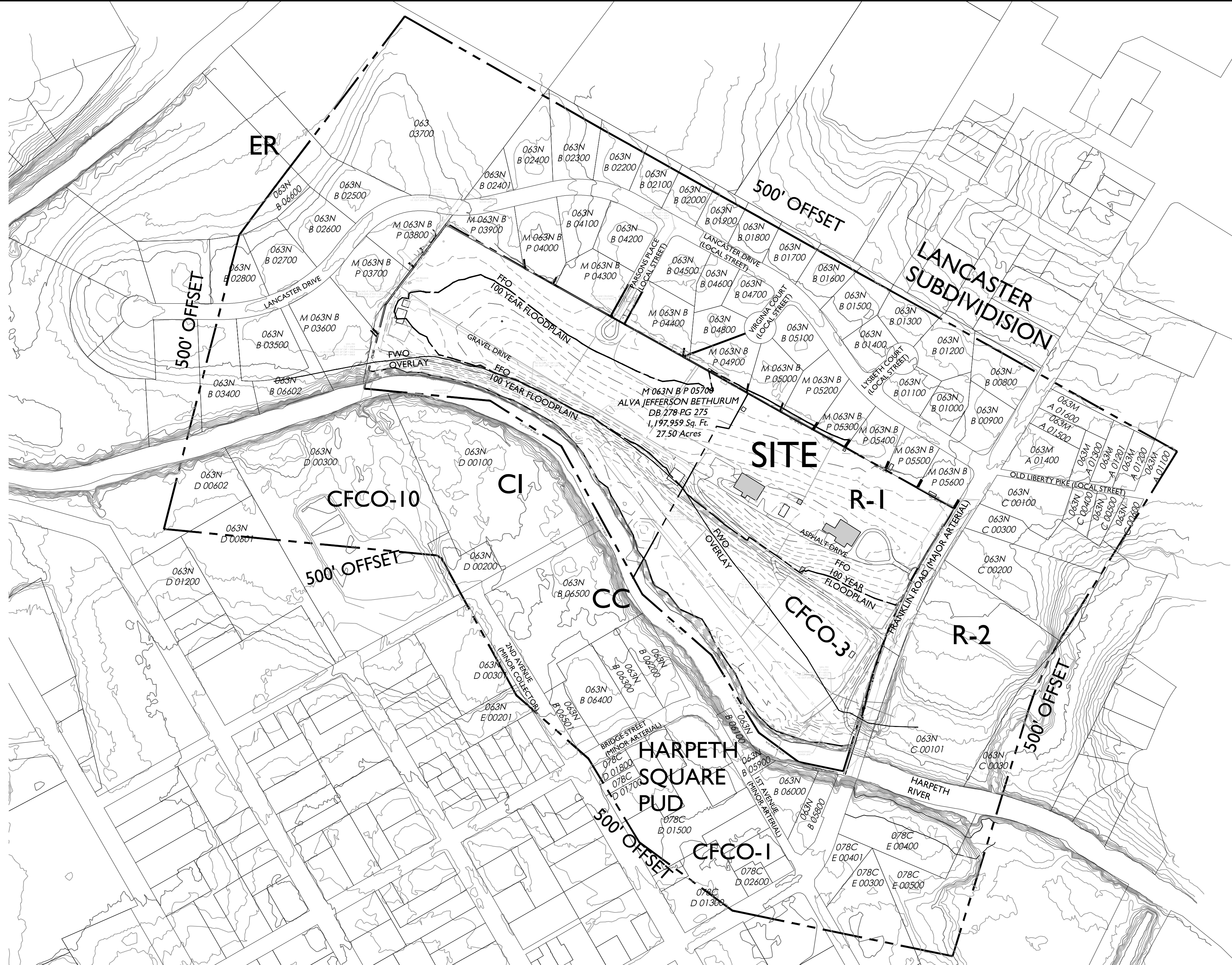
COF # 6403





PROPERTY OWNERS WITHIN 500' OF PROPERTY

Table listing property owners within a 500-foot radius of the site. Columns include Parcel ID, Owner Address, Owner Name, City, State, Zip, Zoning, Character Area, Land Use, and Development Standard. The table lists numerous parcels with owner names like William & Barbara Smith, George Hawkins, Matthew & Stacy Ligon, etc.



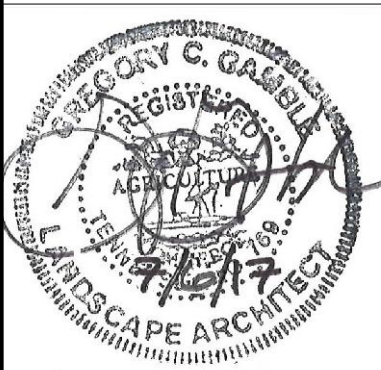
PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE: PORTIONS OF THE SITE ARE LOCATED IN FFO ENTIRE SITE LOCATED IN HPO

NOTE: THIS DRAWING REFERENCES THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 501, FIPSZONE 4100; NAD 83 DATUM

- NOTES:
1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

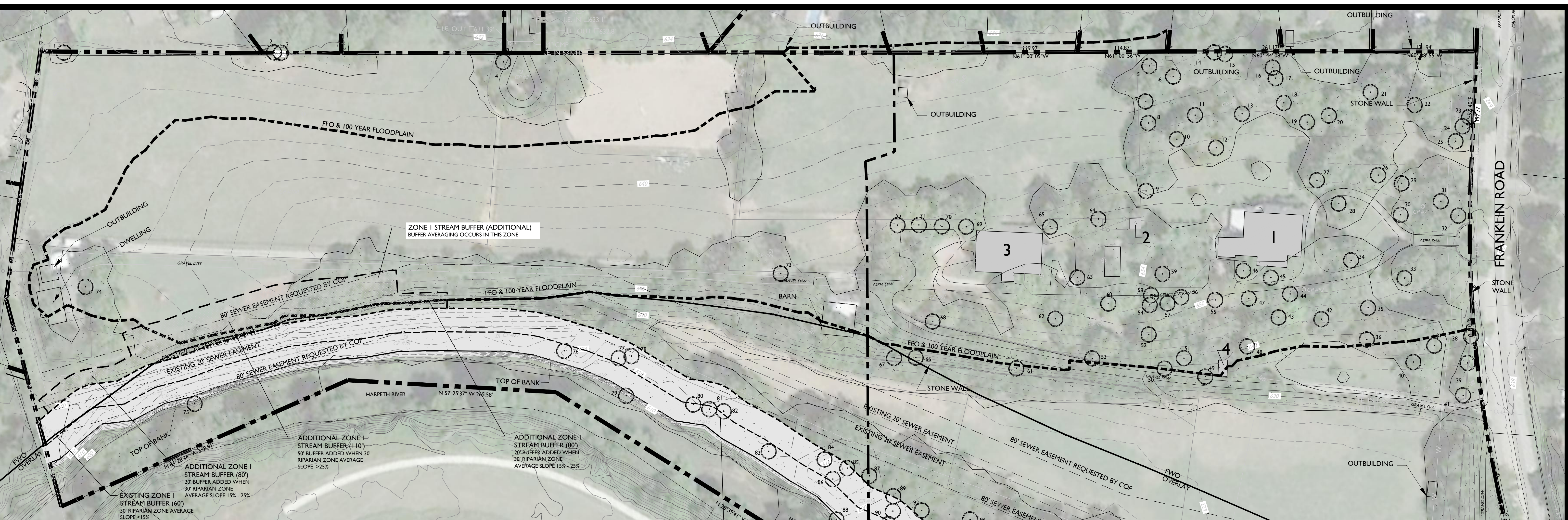
NOTE: MINERAL RIGHTS HELD BY PROPERTY OWNER



ISSUED: June 1, 2017
 Revision Date
 ▲ 07.06.2017
 ▲
 ▲
 ▲

EXISTING
 PROPOSED

CI.I
 COF # 6403



SITE DATA
 PROJECT NAME: BETHURUM PROPERTY
 PROJECT #: XXXXXXXX
 SUBDIVISION: 063N-805700
 LOT NUMBER: 151 FRANKLIN ROAD
 ADDRESS: FRANKLIN ROAD
 CITY: WILLIAMSON
 COUNTY: TENNESSEE
 STATE: 9TH CIVIL DISTRICT
 CIVIL DISTRICT:

EXISTING ZONING: R-1
 CHARACTER AREA OVERLAY: CENTRAL FRANKLIN
 OTHER APPLICABLE OVERLAYS: FFO, HPO
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
 ACREAGE OF SITE: 27.5 AC
 MINIMUM REQUIRED SETBACK LINES:
 YARD FRONTING ANY STREET: 10'-30'
 SIDE YARD: 5'
 REAR YARD: 5'
 LANDSCAPE SURFACE RATIO: 50% MINIMUM

OWNER: ALVA JEFFERSON BETHURUM
 ADDRESS: 151 FRANKLIN ROAD, FRANKLIN, TN 37064
 APPLICANT: GAMBLE DESIGN COLLABORATIVE
 ADDRESS: 144 S.E. PARKWAY, SUITE 200
 FRANKLIN, TN 37064
 PHONE: (615) 975-5765
 EMAIL: greg.gamble@gdc-tn.com
 CONTACT: GREG GAMBLE

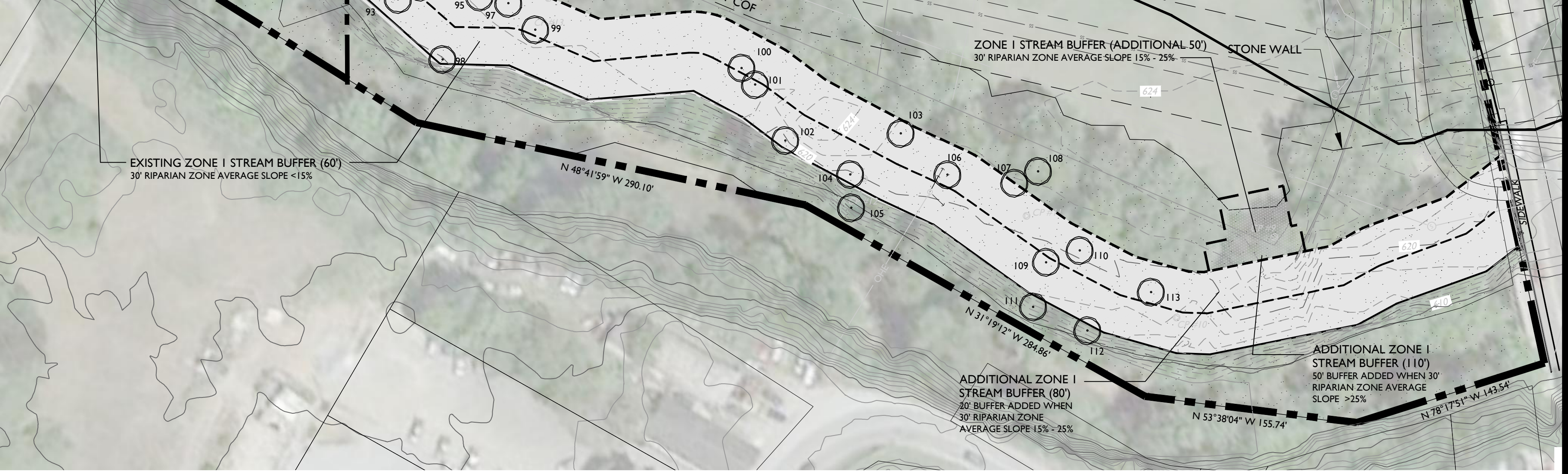
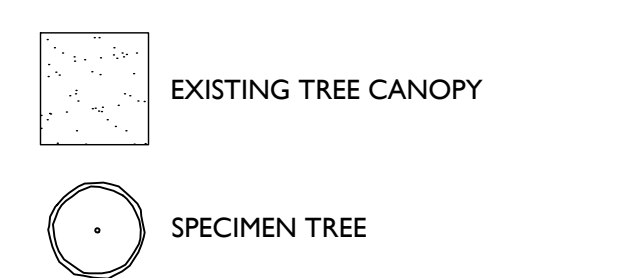
NATIONAL HISTORIC REGISTRY
 1. MAIN HOUSE
 HISTORIC NAME: MAYBERRY, HENRY H., HOUSE (W M-64)
 COMMON NAME: RIVERVIEW, SPLENDORED
 2. 1902 FRAME SMOKEHOUSE
 CONTRIBUTING BUILDING
 3. 1902 BARN WITH GAMBREL ROOF
 CONTRIBUTING BUILDING
 4. STONE PUMP HOUSE WITH GABLE ROOF
 CONTRIBUTING BUILDING

ZONE I STREAM BUFFER
 30' FROM TOP OF BANK, UNLESS
 ADJUSTED FOR SLOPE
 ZONE I ADDITIONAL STREAM BUFFER
 VARIES

SPECIMEN TREE LIST

NUMBER	SIZE	TYPE	56 24" CEDAR
1	24"	TREE	57 36" CATAWBA
2	30"	TLULIP	58 24" HAWTHORN
3	24"	ELM	59 24" MAPLE
4	24"	SYCAMORE	60 24" MAPLE
5	48"	RED	61 24" HACKBERRY
6	36"	HACKBERRY	62 30" MAPLE
7	48"	ASH	63 36" ASH
8	36"	BEECH	64 36" ELM
9	24"	WALNUT	65 24" TLULIP
10	36"	MAPLE	66 24" HACKBERRY
11	24"	HACKBERRY	67 24" ELM
12	24"	TREE	68 24" TLULIP
13	24"	WALNUT	69 30" TLULIP
14	24"	RED	70 24" MAPLE
15	24"	WALNUT	71 24" MAPLE
16	48"	ASH	72 24" TLULIP
17	24"	WALNUT	73 24" TLULIP
18	48"	HACKBERRY	74 48" MAPLE
19	24"	GOLDENRAIN	75 36" ELM
20	24"	MAPLE	76 48" SYCAMORE
21	24"	MAPLE	77 24" ELM
22	24"	TLULIP	78 24" ELM
23	36"	CHESTNUT	79 24" ELM
24	36"	CHESTNUT	80 36" ELM
25	24"	TLULIP	81 36" ELM
26	24"	MAPLE	82 24" WALNUT
27	48"	MAGNOLIA	83 48" MAPLE
28	36"	MAPLE	84 36" ELM
29	24"	CEDAR	85 48" HACKBERRY
30	24"	MAPLE	86 24" ELM
31	24"	MAPLE	87 36" HACKBERRY
32	24"	TREE	88 36" ELM
33	24"	MAPLE	89 24" HACKBERRY
34	36"	MAPLE	90 24" HACKBERRY
35	48"	MAPLE	91 24" ELM
36	30"	ASH	92 36" WALNUT
37	30"	MAPLE	93 24" ELM
38	24"	PERSIMMON	94 24" ELM
39	48"	CATAWBA	95 36" ELM
40	48"	MAPLE	96 36" HACKBERRY
41	24"	MAPLE	97 36" MAPLE
42	24"	MAPLE	98 36" ELM
43	24"	CATAWBA	99 36" ELM
44	48"	HACKBERRY	100 36" HACKBERRY
45	24"	TLULIP	101 36" MAPLE
46	24"	MAPLE	102 24" SYCAMORE
47	36"	TLULIP	103 36" OAK
48	24"	MAPLE	104 24" SYCAMORE
49	36"	ASH	105 24" MAPLE
50	36"	HACKBERRY	106 24" TREE
51	24"	MAPLE	107 24" ELM
52	24"	HACKBERRY	108 24" MAPLE
53	24"	TLULIP	109 24" MAPLE
54	24"	MAPLE	110 24" SYCAMORE
55	24"	MAPLE	111 24" OAK
56	24"	CEDAR	112 30" MAPLE
			113 30" MAPLE

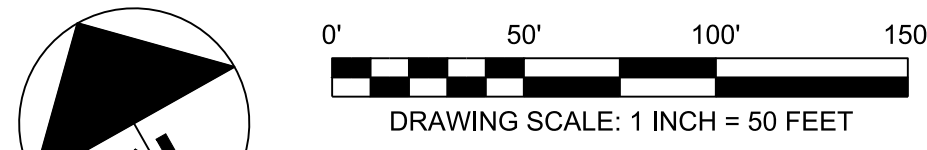
EXISTING TREE CANOPY
 TOTAL SITE AREA: 1,197,959 SF
 EXISTING TREE CANOPY: 631,293 SF
 631,293 SF / 1,197,959 SF = 52.7% OF SITE
 REQUIRED CANOPY PRESERVATION:
 45% OF TOTAL CANOPY
 631,293 SF x 0.45 = 284,081 SF



SOIL LEGEND
 ArA ARMOUR SILT LOAM 0% TO 2% SLOPES
 ArB ARMOUR SILT LOAM 2% TO 5% SLOPES
 ArC2 ARMOUR SILT LOAM 5% TO 12% SLOPES, ERODED
 ArC3 ARMOUR SILTY CLAY LOAM 13% TO 12% SLOPES, SEVERELY ERODED
 Hu HUNTINGTON SILT LOAM 13% PHOSPHATIC

SURVEY NOTES:
 1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
 2. This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
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 4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

SURVEY DATA PROVIDED BY:
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 602 NORTH WALNUT STREET
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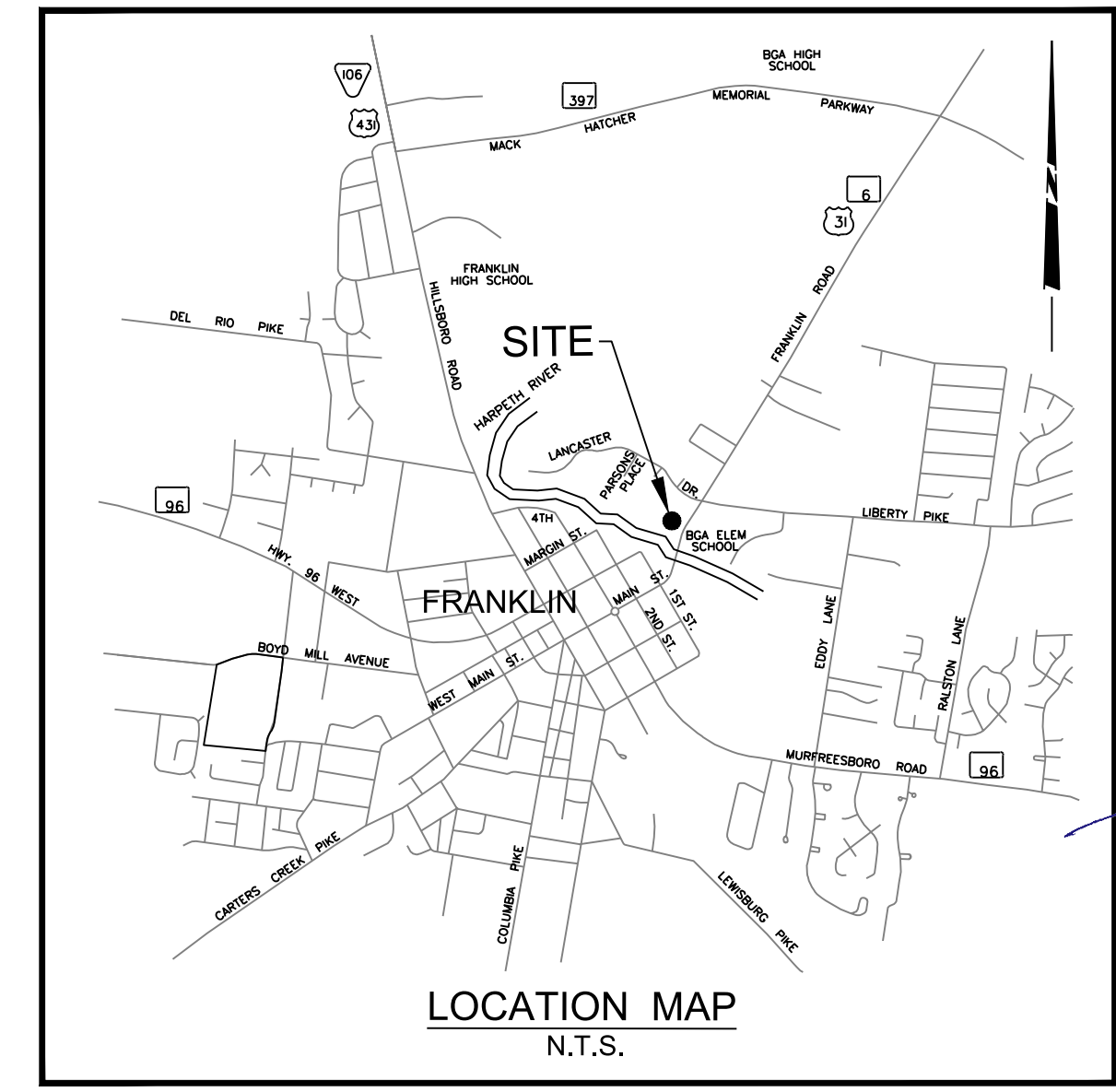
HORIZONTAL DATUM: TENNESSEE STATE PLANE, NAD83.
VERTICAL DATUM: NAVD88

CERTIFICATION

I, Timothy L. Haggard, have, to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, and with the Franklin Land Use Plan, with which I am familiar.

Timothy L. Haggard, PE, RLS

Date



CIVIL INFRASTRUCTURE ASSOCIATES
602 NORTH WALNUT STREET
MURFREESBORO, TENNESSEE 37130
PHONE: 615-151-1629
WWW.CIA-ENGINEERS.COM



SITE DATA

PROJECT NAME:	SPLENDOR RIDGE PRELIMINARY PLAT
PROJECT #:	6403
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	151 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	CFCO-3
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF NEW NEIGHBORHOOD:	12.6 AC
ACREAGE OF REMAINING HOMESTEAD:	14.9 AC
TOTAL ACREAGE OF SITE:	27.5 AC
MINIMUM REQUIRED SETBACK LINES:	10'-30'
YARD FRONTING ANY STREET:	5'
SIDE YARD:	5'
REAR YARD:	5'
OWNER:	ALVA JEFFERSON BETHURUM
ADDRESS:	151 FRANKLIN ROAD, FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PKWY, STE. 200, FRANKLIN, TN, 37064
PHONE NO.:	(615) 975-5765
FAX NO.:	(615) 790-1350
EMAIL ADDRESS:	greg.gamble@gdc-tn.com
CONTACT NAME:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
MINIMUM LANDSCAPE SURFACE RATIO:	0.5
MINIMUM LANDSCAPE SURFACE RATIO:	N/A
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	0.69 UNITS/AC
PARK CANOPY:	631,932 SF (14.5 AC)
PARKLAND:	19 D.U. X 1,200 SF = 22,800 SF DEDICATION OF EASEMENT FOR FUTURE GREENWAY TRAIL
OPEN SPACE:	REQUIRED FORMAL: 1.38 AC (5% OF TOTAL SITE)
	REQUIRED INFORMAL: N/A
	TOTAL: 1.38 AC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE EXISTING WATER MAIN ALONG PARSONS PLACE WILL BE REPLACED TO SERVE THIS DEVELOPMENT. AN ADDITIONAL CONNECTION IS PROPOSED THROUGH THE DEVELOPMENT TO FRANKLIN ROAD.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. NEW SEWER MAIN WILL CONNECT TO EXISTING SEWER MAIN WHICH CROSSES THE PROPERTY.

RECLAIMED WATER
N/A

STREET NETWORK
ACCESS TO THE DEVELOPMENT IS BY EXTENSION OF PARSONS PLACE WHICH CURRENTLY DEAD-ENDS AT THE NORTH PROPERTY LINE OF THIS PARCEL. APPROXIMATELY 1020 FEET OF NEW PUBLIC ROADWAY IS PROPOSED WITH THIS DEVELOPMENT.

DRAINAGE FACILITIES
ADJOINS HARPETH RIVER, BUFFERING TO BE EMPLOYED TO MINIMIZE ADVERSE IMPACTS TO RIPARIAN ZONES AND WATER QUALITY

POLICE/FIRE
NEAREST POLICE DEPARTMENT - 1.1 MILES (900 COLUMBIA AVENUE)
NEAREST FIRE DEPARTMENT - 0.7 MILES (109 3RD AVENUE SOUTH)

REFUSE COLLECTION
BY CITY OF FRANKLIN - CURBSIDE RECEPTACLES

RESTRICTIVE COVENANTS
THERE WILL BE A HOA AND RESTRICTIVE COVENANTS.

REVISIONS

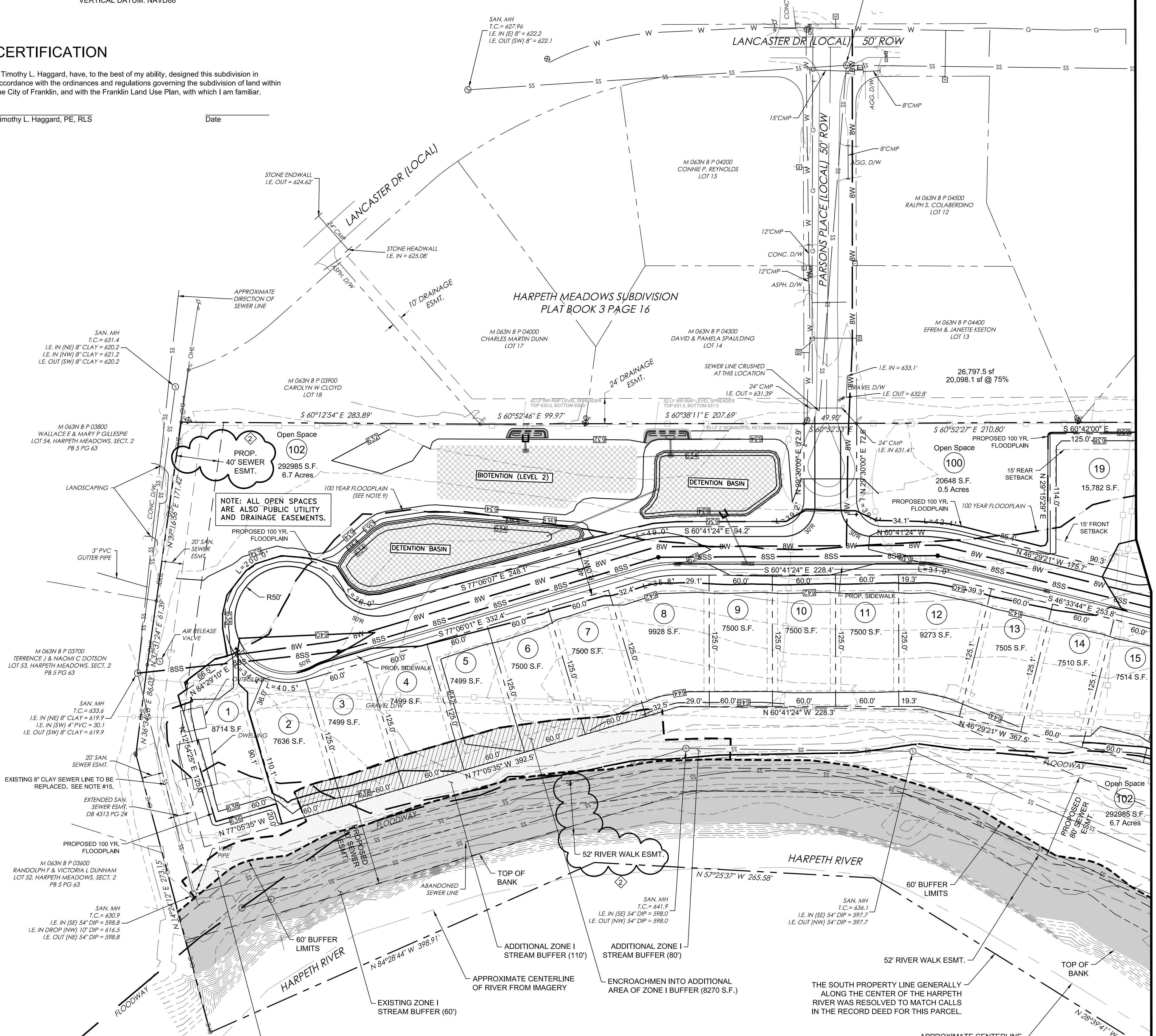
DATE	DESCRIPTION
06.01.17	REVIEW COMMENTS
07.06.17	REVIEW COMMENTS

ORIGINAL ISSUE DATE: APRIL 10, 2017

PRELIMINARY PLAT

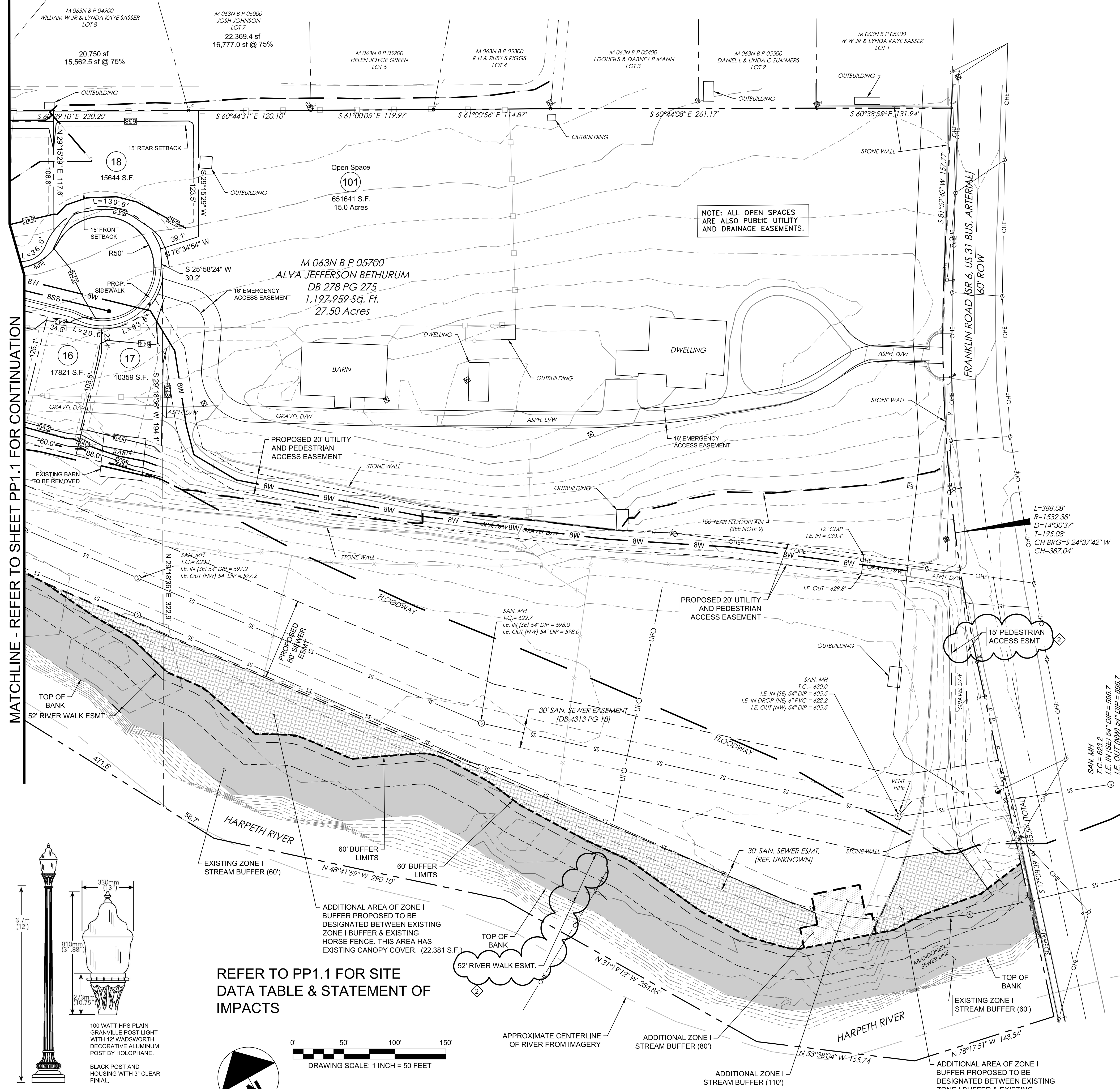
PP1.1

SHEET NO. 1 OF 2



REFER TO PP1.2 (SHEET 2 OF 2)
FOR NOTES, LEGEND, & PLANTING
REQUIREMENTS

MATCHLINE - REFER TO SHEET PP1.2 FOR CONTINUATION



NOTE: ALL OPEN SPACES ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.

DRAWING LEGEND

These standard point and line symbols will be found in the drawing

○ ^{TOP}	OPEN TOP PIPE CORNER FOUND	—X—X—	ELECTRIC HORSE FENCE
○ ^{IP}	IRON PIN CORNER FOUND	—□—□—	WOOD FENCE
○ ^{RS}	IRON PIN SET 1/2" REBAR CAPPED	—○—○—	CHAIN LINK FENCE
⊙	SURVEY CONTROL POINT	—●—●—	GUARDRAIL
▲	ROADWAY SIGN	—G—	NATURAL GAS LINE
●	GUY POLE	---	CONTOUR LINE - 10' INDEX
⊙	SANITARY SEWER MANHOLE	---	CONTOUR LINE - 2' INTERMEDIATE
⊘	ELECTRIC UTILITY POLE	---	PARCEL LINE
⊙	ELECTRIC LIGHT/BOX	---	SANITARY SEWER (SIZE UNKNOWN)
⊙	UTILITY/LIGHT POLE	SS	SANITARY SEWER (SIZE VARIES)
⊙	TELEPHONE PULL BOX / EQUIPMENT	6S	OVERHEAD ELECTRIC LINE(S)
⊙	TELEPHONE MANHOLE	E	OVERHEAD ELEC. & TELE. LINE(S)
⊙	TELEPHONE PEDESTAL	ET	OVERHEAD TRAFFIC SIGNAL LINE(S)
⊙	GUY WIRE ANCHOR	OHE	UNDERGROUND FIBER OPTIC LINE(S)
⊙	WATER VALVE	UFO	WATER LINE (SIZE VARIES)
⊙	WATER METER	6W	
⊙	MAILBOX		
⊙	TREE		

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot. A total of 42 trees are required for this development.

LOT SIZE	ACI CANOPY TREES REQUIRED:
5,001 - 10,000 SF	TWO, THREE-INCH (3") CALIPER TREES
10,001 - 12,500 SF	THREE, THREE-INCH (3") CALIPER TREES
12,501 - 20,000 SF	FOUR, THREE-INCH (3") CALIPER TREES

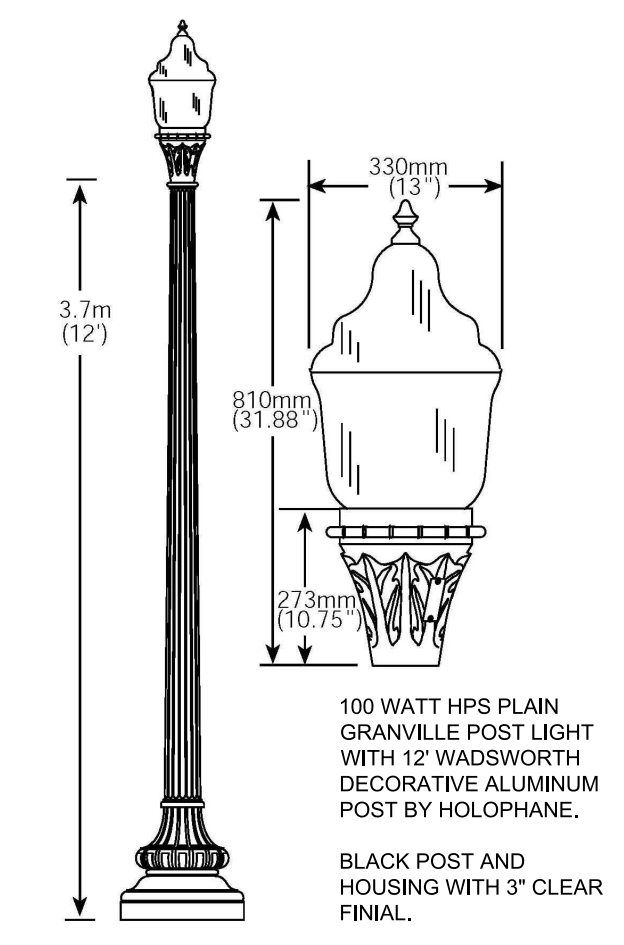
DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# 3" CALIPER TREES
1	8,715 SF	6	2
2	7,636 SF	6	2
3	7,499 SF	6	2
4	7,500 SF	6	2
5	7,500 SF	6	2
6	7,500 SF	6	2
7	7,500 SF	6	2
8	9,929 SF	6	2
9	7,500 SF	6	2
10	7,500 SF	6	2
11	7,500 SF	6	2
12	9,273 SF	6	2
13	7,505 SF	6	2
14	7,510 SF	6	2
15	7,515 SF	6	2
16	7,462 SF	6	2
17	9,842 SF	6	2
18	15,644 SF	12	4
19	15,782 SF	12	4

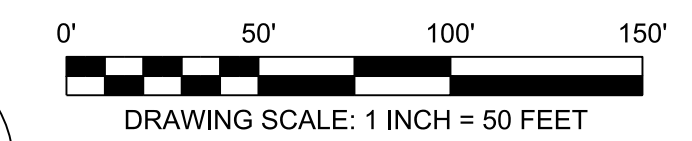
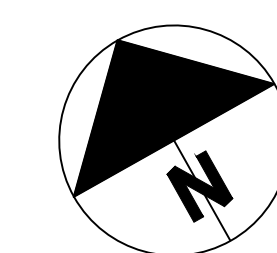
NOTES:

- The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
- This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
- Topographic information was derived from a field run radial survey using a 3" Robotic Total Station and/or dual frequency real-time kinematic (RTK) global positioning system (GPS) base & rover for vertical and horizontal positioning.
- Coordinate values are Tennessee State Plane, NAD 83, US Survey Feet and are tied to the Tennessee Geodetic Reference Network.
- Elevations shown hereon are based on NAVD 88 vertical datum and were adjusted to First Order Class II NGS Survey Control.
- All subsurface improvements within the limits of the survey are not necessarily shown hereon. Improvements may exist which are not visible for location.
- Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
- Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G revised December 22, 2016.
- The floodway limits shown hereon were traced from the FEMA FIRM referenced in Note 8 above. The 100-year floodplain line as shown hereon is based on elevations shown on the FEMA FIRM as plotted by interpolation on the topographic surface derived from this survey.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- All new residential dwellings shall be provided with a residential fire sprinkler system installed in accordance with NFPA 13/13D.
- With the residential fire sprinkler system requirement in Note #13 above, a 1-inch domestic water service is required for each residential lot in order to provide adequate flow and pressure.
- The existing 8" clay sanitary sewer line along the western property line shall be replaced from the proposed point of connection southward to the next downstream manhole at which point a short 10" DIP connects the collection line to the existing 54" main line. All work shall comply with current Franklin Water Management specifications and details.
- A 12-foot wide multi-use path shall be field located within the all-access easement to minimize disturbance to native vegetation and topography. No clearing of existing Native Vegetation in the Riparian Zones shall be allowed, except as permitted through the variance process during trail construction. Efforts shall be made to locate the path within the easement closer to the Harpeth River, creating a buffer from existing horse pasture. As needed, the City shall request relief from City and State stream buffer requirements concurrent with making final determination. In addition, at the time of trail construction, the City will provide a visual screen through the usage of landscape buffers or fencing separating the trail from the horse pasture and providing privacy to the property owners. At the time of trail construction the easement shall be reduced to only that which is needed for installation, fencing, landscaped buffers and maintenance. The excess easement outside the limits of that which is needed for the trail shall be abandoned.

MATCHLINE - REFER TO SHEET PP.1 FOR CONTINUATION



REFER TO PP.1 FOR SITE DATA TABLE & STATEMENT OF IMPACTS



HORIZONTAL DATUM: TENNESSEE STATE PLANE, NAD83
VERTICAL DATUM: NAVD88

CIVIL INFRASTRUCTURE ASSOCIATES

602 NORTH WALNUT STREET
MURFREESBORO, TENNESSEE 37130
PHONE: (615) 810-1629
WWW.CIA-ENGINEERS.COM

MURFREESBORO, TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
NO. 01700
TENNESSEE NO. 1804

SPLENDOR RIDGE
ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 DRAWN BY: TLH CHECKED BY: TS

REVISIONS

DATE	DESCRIPTION
06.01.17	REVIEW COMMENTS
07.06.17	REVIEW COMMENTS

ORIGINAL ISSUE DATE: APRIL 10, 2017
PRELIMINARY PLAT

PP1.2



ISSUED: June 1, 2017

Revision	Date
1	7.06.2017
2	
3	
4	

MAIN ACCESS FOR NEW DEVELOPMENT
 MAIN ACCESS IS FROM PARSONS PLACE. SEVERAL VERSIONS OF THE PLAN WERE SUBMITTED FOR STAFF REVIEW SHOWING A NEW ROAD TO ACCESS FRANKLIN ROAD. IT WAS DETERMINED BY STAFF THAT THE ONLY ACCESS SHOULD BE FROM PARSONS PLACE WITH AN EMERGENCY ACCESS TO FRANKLIN ROAD.
 REASONS:
 1. NO NEW CURB CUTS SHOULD BE ALLOWED BETWEEN LANCASTER DRIVE AND THE BRIDGE.
 2. THE PARSONS PLACE ACCESS WILL PROVIDE ACCESS FOR RESIDENTS TO THE TRAFFIC LIGHT ON LANCASTER DRIVE.
 3. THE INTEGRITY OF THE HISTORIC HOUSE IS PROTECTED.

LOT SIZE
 *LOTS IN THIS MASTER PLAN ARE DESIGNED TO COMPLY WITH R-1 ZONING.
 *LOTS 18 & 19 ARE GREATER THAN 75% OF THE ADJACENT/EXISTING LOTS (ZO. 5.3.3(2)(6))

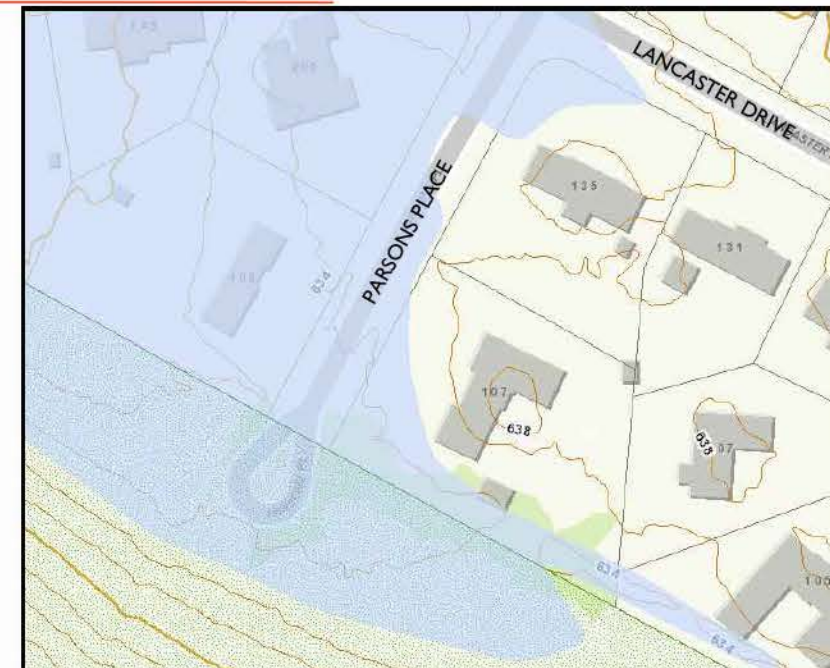
FARM FIELD BOUNDARY
 *HZC RECOMMENDED A FARM FIELD BOUNDARY ALONG THE NORTHERN AND WESTERN PROPERTY BOUNDARY. THE INTENT IS TO REPLICATED THE TREE LINED PROPERTY BOUNDARIES FOUND IN THE COUNTY. AT SITE PLAN STAGE, ADDITIONAL NATIVE PLANT MATERIAL (TREES & SHRUBS) WILL BE ADDED TO CREATE THIS LINEAR LANDSCAPE EDGE ALONG THE PROPERTY LINE. THIS FARM FIELD BOUNDARY SHALL SERVE AS A MITIGATION METHOD TO PROTECT NATIONAL REGISTER LISTED PROPERTIES. IT WILL BE REQUIRED TO MEET THE INTENT OF THE "PROTECTION OF HISTORIC LANDS AND STRUCTURES" SECTION OF THE ZONING ORDINANCE.
 *ADDITIONALLY, A FARM FENCE, APPROPRIATE TO THIS FARM FIELD BOUNDARY, WILL BE INSTALLED TO FURTHER ENFORCE THIS DESIGN CHARACTER. (ZO 5.7.3(4)(6))

± 14 ACRE HOMESTEAD TO REMAIN

FARM FIELD BOUNDARY
 *HZC REQUIRES A FARM FIELD BOUNDARY ALONG THIS PROPERTY LINE TO REPLICATE THE TREE-LINED PROPERTIES IN THE COUNTY. EXISTING TREES WILL REMAIN & BE SUPPLEMENTED WHERE NECESSARY.
 *A 125' SETBACK BETWEEN THE BARN AND THE FIRST NEW HOME WAS ESTABLISHED BY HZC (ZO 5.7.3(4)(6))

LOT SIZE AND DENSITY
 *ALL LOTS ARE DESIGNED TO MEET THE STANDARDS OF R-1 ZONING.
 *R-1 BASE ZONING PERMITS 1 DWELLING UNIT PER ACRE, WITH A MINIMUM OF 4,000 SF IN TRADITIONAL STANDARDS.
 *LOTS 1-17 ARE 60' X 125', 7,500 SF MIN. LOTS 18 & 19 ARE LARGER TO TRANSITION TO HARPETH MEADOWS.
 *PROPOSED DENSITY IS 0.71 DUA.
 DENSITY OF HARPETH MEADOWS IS 0.8 DUA
 *ENVISION FRANKLIN IDENTIFIES THIS PROPERTY AS MIXED RESIDENTIAL & WOULD SUPPORT ATTACHED OR DETACHED SINGLE FAMILY HOMES, TOWNHOMES, AND BIG HOUSES. ALL HOMES PROPOSED ARE SINGLE FAMILY DETACHED.

EMERGENCY ACCESS

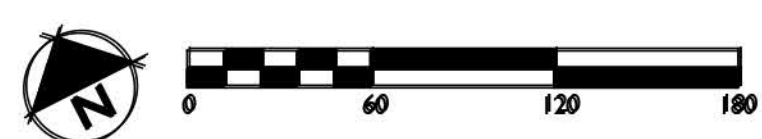


DUE TO PARSONS PLACE BEING CONSTRUCTED BELOW THE 100 YEAR FLOOD PLAIN, THE OWNER WILL PROVIDE A GATED EMERGENCY ACCESS ALONG THE EXISTING DRIVEWAY TO FRANKLIN ROAD. PARSONS PLACE IS APPROXIMATELY 2 TO 3 FEET BELOW THE 100 YEAR FLOOD PLAIN. THIS NEW EMERGENCY ACCESS WILL BE A PUBLIC ACCESS AND WILL SERVE ALL RESIDENTS IN HARPETH MEADOWS SUBDIVISION.
 NEW 16' EMERGENCY ACCESS

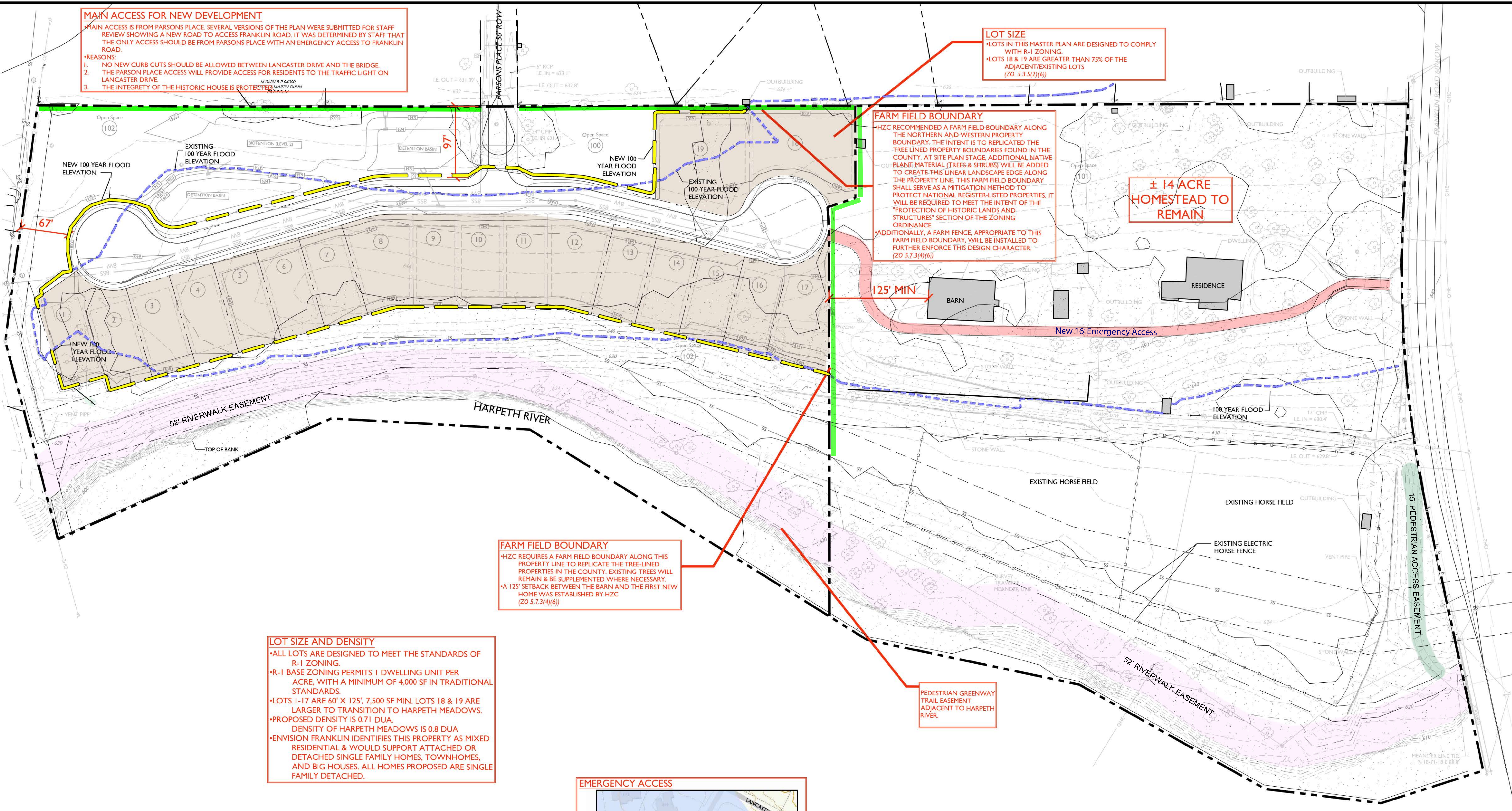
	52' RIVERWALK EASEMENT
	15' PEDESTRIAN ACCESS EASEMENT

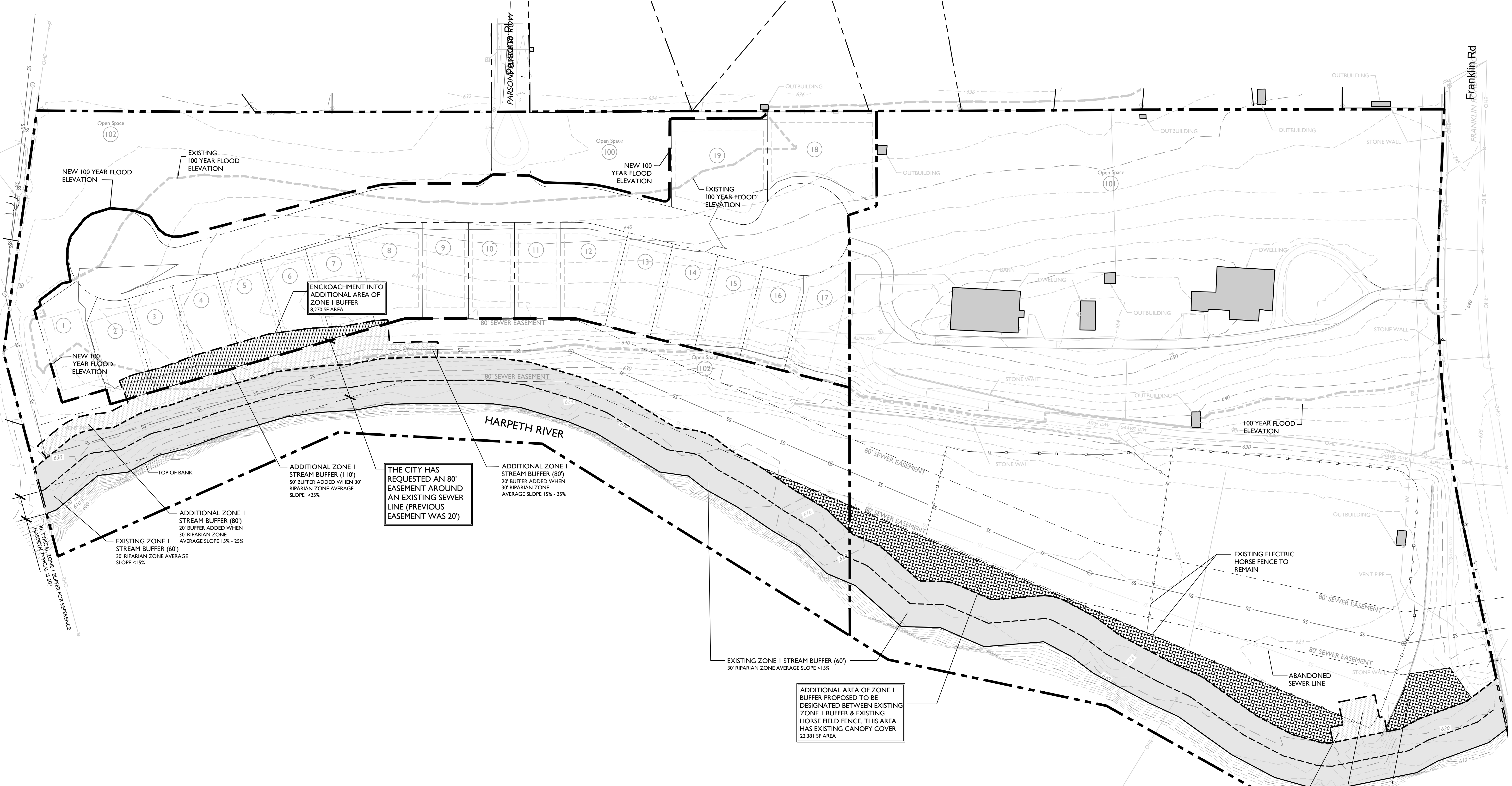
THIS EXHIBIT HAS BEEN INCLUDED TO HIGHLIGHT DESIGN INTENT FOR KEY ELEMENTS OF THE MASTER PLAN AND DOCUMENT REQUESTS OF THE HZC. PLEASE SEE PRELIMINARY PLAT (SHEET C2.0) FOR ALL PRELIMINARY PLAT DATA.

PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT
 NOTE:
 PORTIONS OF THE SITE ARE LOCATED IN FFO
 ENTIRE SITE LOCATED IN HPO



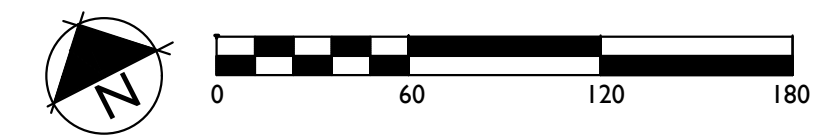
SURVEY NOTES:
 1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
 2. This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
 3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
 4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of August 29, 2014.





PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO



- SURVEY NOTES:**
- The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
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 - Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of August 29, 2014.

STREAM BUFFER KEY

- ZONE I STREAM BUFFER - SPECIFIC TO HARPETH RIVER
60' FROM TOP OF BANK
- ADDITIONAL ZONE I STREAM BUFFER
ADDITIONAL AREA ADDED DUE TO SLOPE IN 30' RIPARIAN AREA
- PROPOSED AREA OF ADDITIONAL ZONE I BUFFER REDUCTION
8,270 SF OF DISTURBANCE
- PROPOSED AREA OF ADDITIONAL ZONE I BUFFER REPLACEMENT
27,218 SF

ADDITIONAL STREAM BUFFER REDUCTION REQUEST

The applicant is requesting a reduction to the existing "additional Zone I stream buffer" in the amount of 8,270 SF. This area is located in the "additional Zone I" buffer created by adding an additional 50' from the 60' typical stream buffer. Due to the existing sewer line and 80' sewer easement, this reduction area is separated from the rest of the stream buffer that is contiguous with the riparian area.

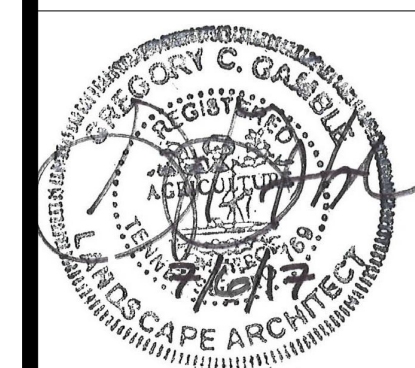
If this request is granted, the applicant is proposing to add a total of 27,218 SF to the "additional Zone I stream buffer" area contiguous with the riparian area and currently vegetated with mature canopy.

The applicant proposes Buffer Enhancement per FMC 23-107 in the stream buffer area. A full plan for this shall be submitted with the site plan for this project, but will include the removal of invasive species to the re-establishment of native species, where appropriate.

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



ISSUED: June 1, 2017

Revision	Date
1	07.06.2017
2	
3	
4	

STREAM BUFFER EXHIBIT

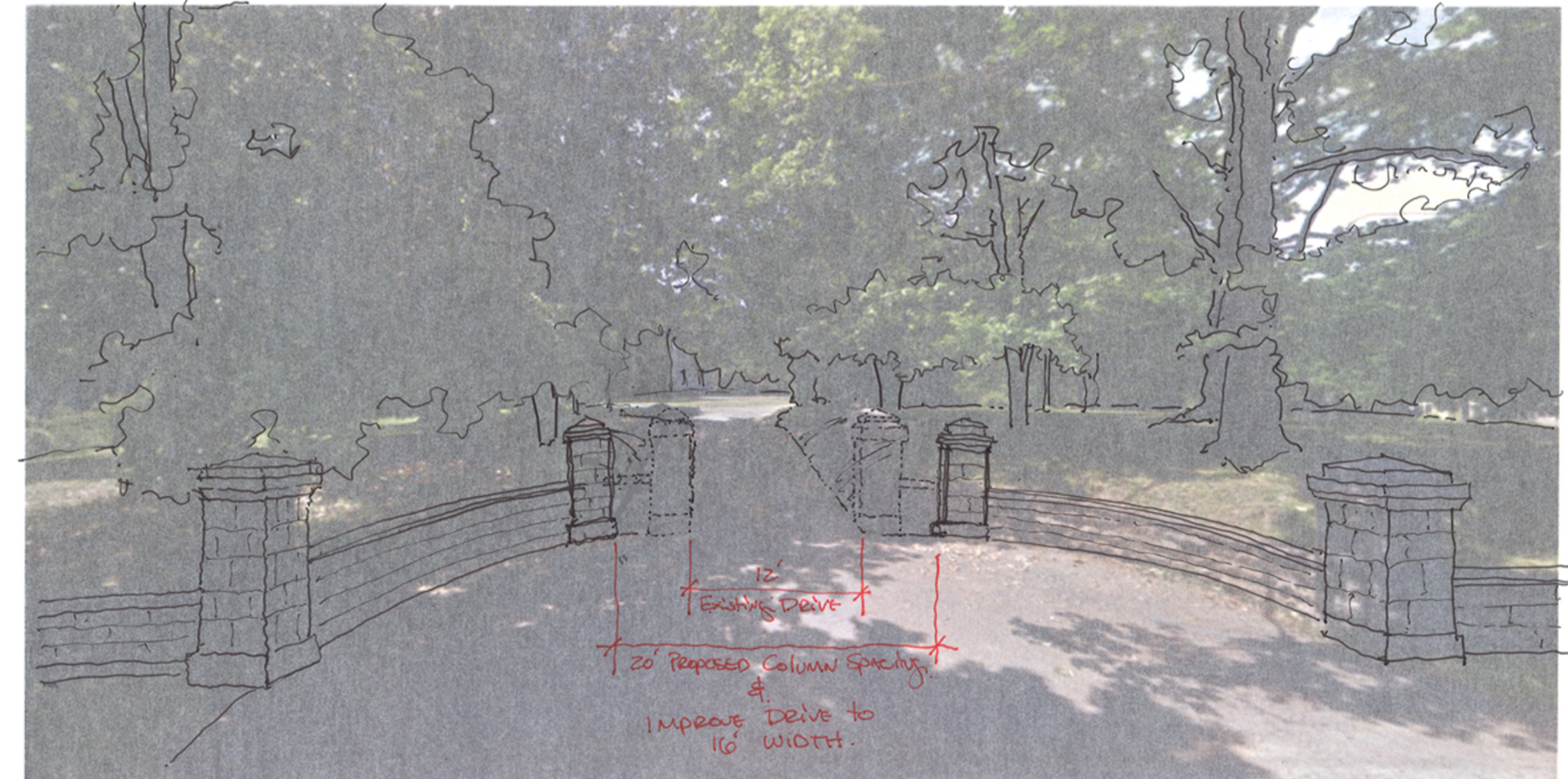
C2.2

COF # 6403

EXISTING ENTRY WALL



PROPOSED NEW LOCATION OF COLUMNS

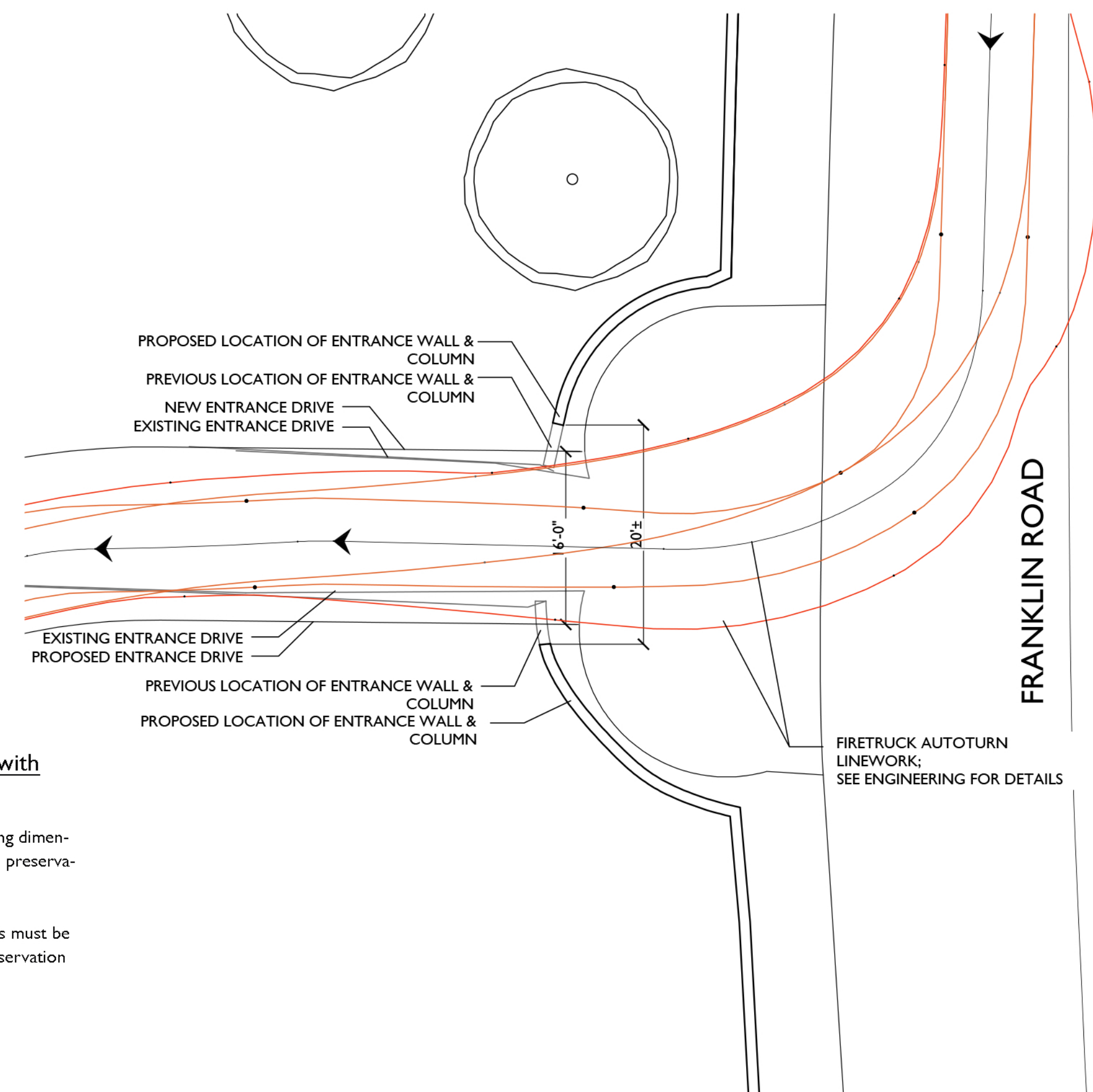


The HZC has approved the proposed alterations to the wall with the following:

1. As a condition of approval for the proposed wall alterations, the exact opening dimensions must be based on the Fire Marshall's recommendation and returned to the preservation planner for review and approval prior to work commencing.
2. As a condition of approval for the proposed wall alterations, like/kind materials must be used in all aspects of the construction, with materials to be submitted to the preservation planner for review and approval prior to work commencing.

Justification
 The applicant would like to use the existing asphalt driveway as the emergency access in order to limit further disturbance and development of this historic property. The current location of the entrance columns will not allow fire truck access, so the applicant requests to relocate these columns. This relocation will be a minor change.

Entry Study for Fire Truck Access
 151 Franklin Road
 Franklin, Tennessee



THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN



Revision	Date
1	JULY 6, 2017