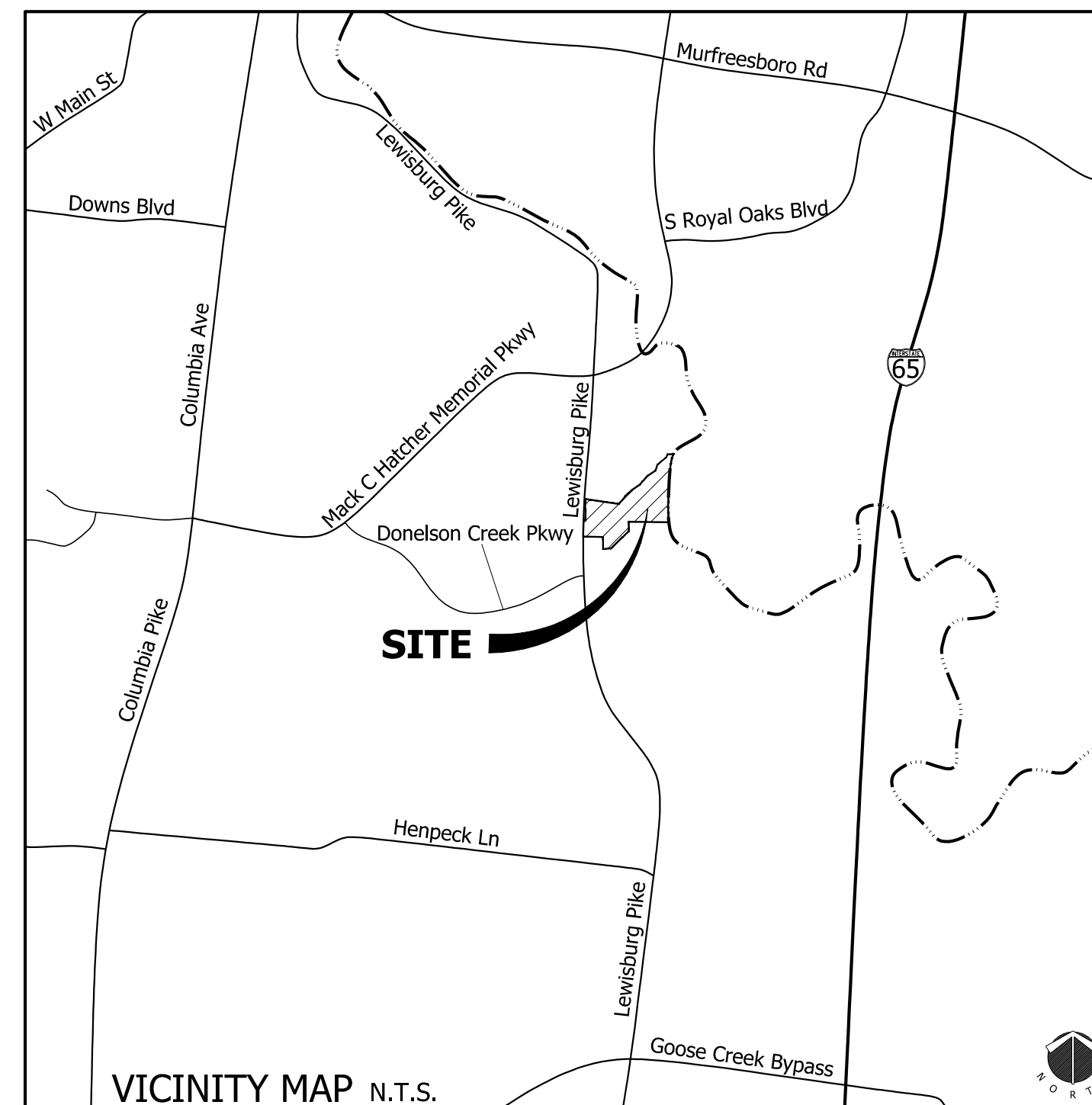


# PRELIMINARY PLAT NATURE'S LANDING

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

## SHEET INDEX

C1.00	COVER
C2.00	EXISTING CONDITIONS
C2.01	OVERALL SITE LOCATION MAP
C3.00	SITE LOCATION ADJACENT OWNERS
	PRELIMINARY PLAT



### DEVELOPER

FRANKLIN LAND CO., LLC  
621 BRADLEY COURT  
FRANKLIN, TN 37067  
CONTACT: JAMES R. CARBINE  
PH: (615) 456-7986  
EMAIL: jcarbine@carbinecompany.com

### PROPERTY OWNERS

ROBERT N. MOORE (PARCEL 18.00)  
1053 LEWISBURG PIKE  
FRANKLIN, TN 37064  
  
MAMIE JETER (PARCEL 19.00 & 19.04)  
1093 LEWISBURG PIKE  
FRANKLIN, TN 37064

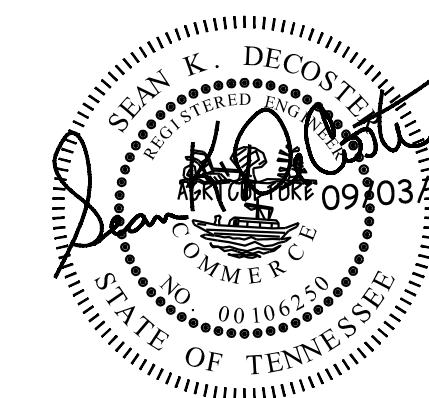
### ENGINEER

CIVIL SITE DESIGN GROUP  
630 SOUTHGATE AVE, SUITE A  
NASHVILLE, TN 37203  
CONTACT: SEAN DECOSTER  
PH: (615) 248-9999  
EMIAL: seand@civil-site.com



MAP 89, PARCEL 18.00,  
19.00, & 19.04

**CIVIL SITE**  
DESIGN GROUP  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203  
615.248.9999 www.civil-site.com



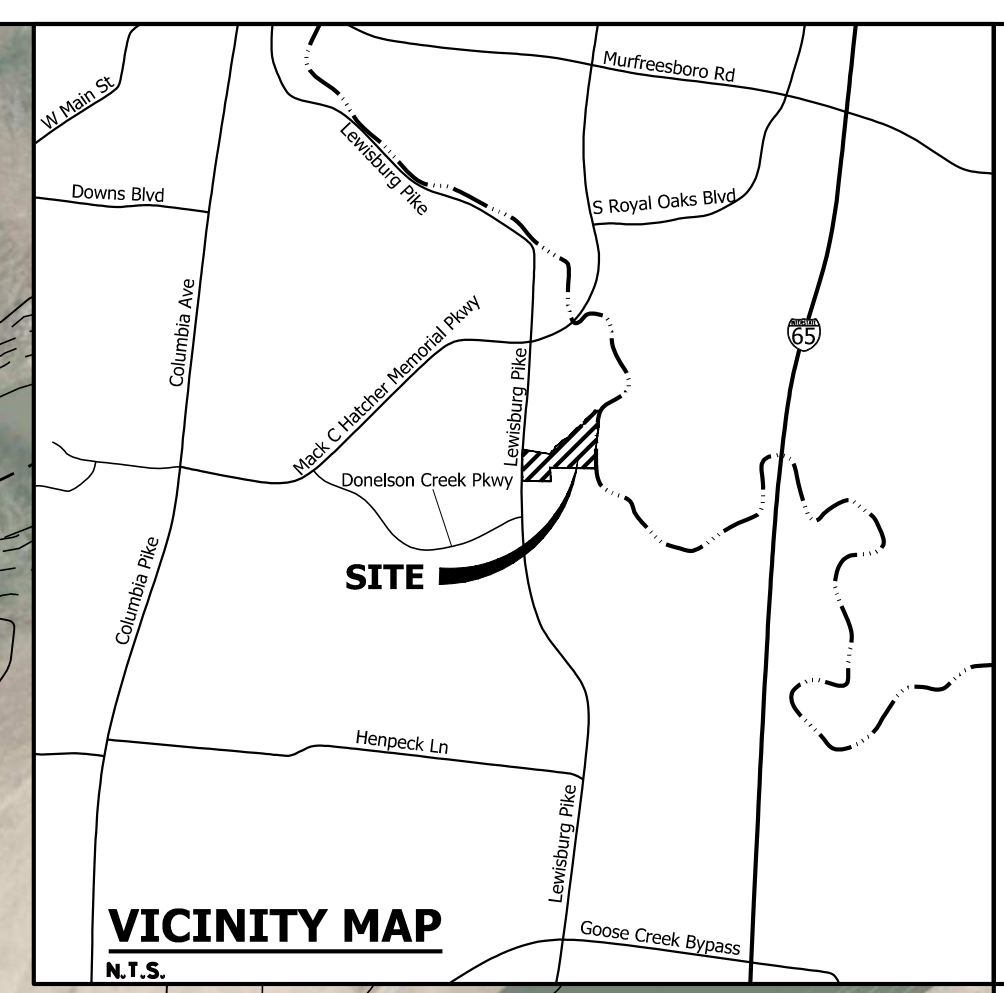
CITY COMMENTS: SEPTEMBER 3, 2015  
PRELIMINARY PLAT SUBMITTAL: AUGUST 10, 2015  
PRE-APP SUBMITTAL: JUNE 29, 2015  
JOB NO.: 15-078-01

CITY OF FRANKLIN PROJECT# 5925

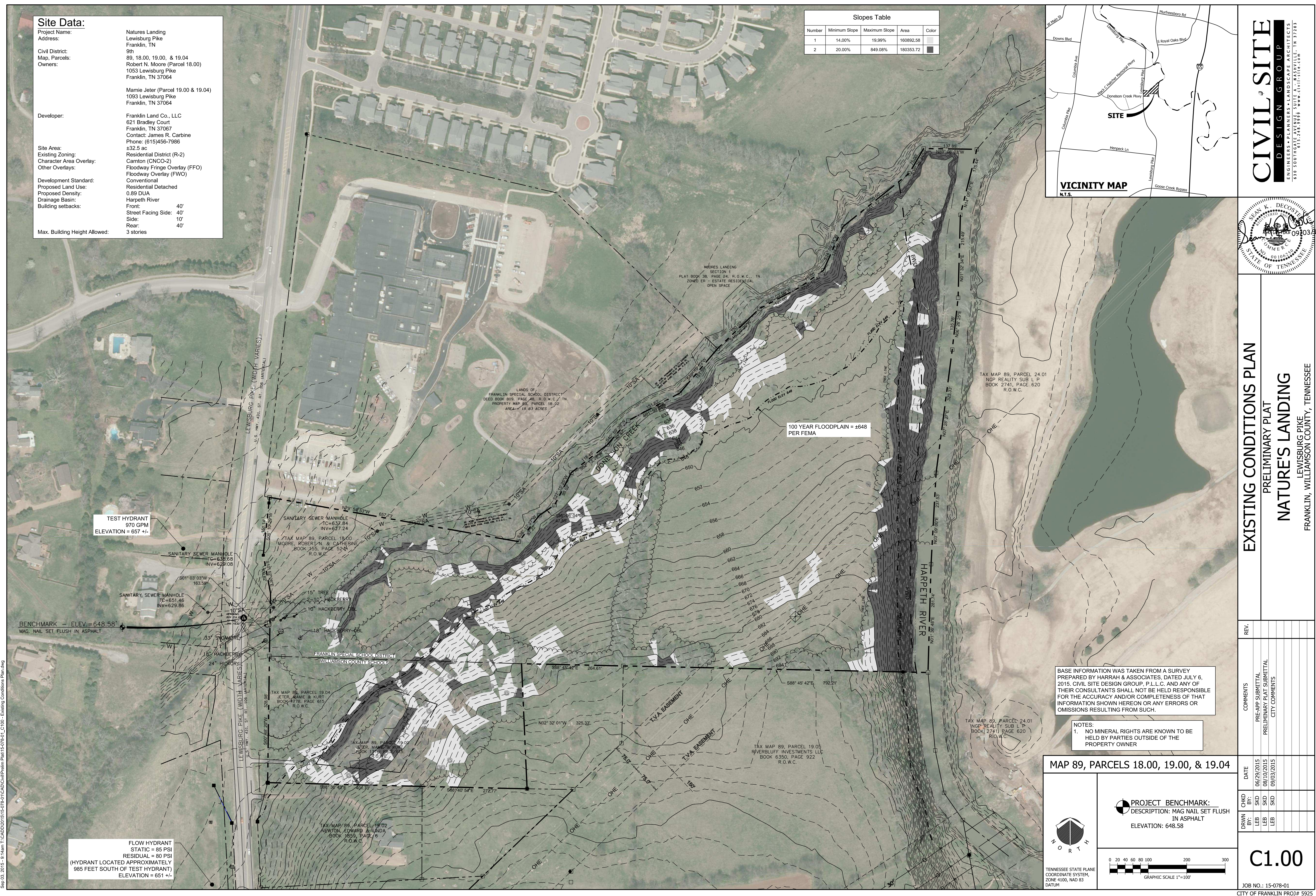
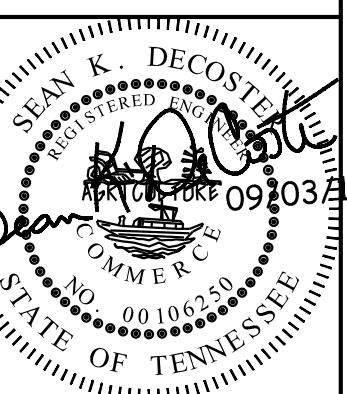


**Site Data:**  
 Project Name: Natures Landing  
 Address: Lewisburg Pike  
 Franklin, TN  
 8th  
 89, 18.00, 19.00, & 19.04  
 Civil District: Robert N. Moore (Parcel 18.00)  
 Map, Parcels: 1053 Lewisburg Pike  
 Owners: Franklin, TN 37064  
 Mamie Jeter (Parcel 19.00 & 19.04)  
 1093 Lewisburg Pike  
 Franklin, TN 37064  
 Developer: Franklin Land Co., LLC  
 621 Bradley Court  
 Franklin, TN 37067  
 Contact: James R. Carbine  
 Phone: (615)456-7986  
 Site Area: ±32.5 ac  
 Existing Zoning: Residential District (R-2)  
 Character Area Overlay: Carrton (CNCO-2)  
 Other Overlays: Floodway Fringe Overlay (FFO)  
 Floodway Overlay (FWO)  
 Development Standard: Conventional  
 Proposed Land Use: Residential Detached  
 Proposed Density: 0.89 DUA  
 Drainage Basin: Harpeth River  
 Building setbacks: Front: 40'  
 Street Facing Side: 40'  
 Side: 10'  
 Rear: 40'  
 Max. Building Height Allowed: 3 stories

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	19.99%	160892.58	
2	20.00%	849.08%	180353.72	



**CIVIL SITE DESIGN GROUP**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 910 SOUTH GULF AVENUE, SUITE 410  
 FRANKLIN, TN 37068



**EXISTING CONDITIONS PLAN**  
 PRELIMINARY PLAT  
**NATURE'S LANDING**  
 LEWISBURG PIKE  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED JULY 6, 2015. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES:  
 1. NO MINERAL RIGHTS ARE KNOWN TO BE HELD BY PARTIES OUTSIDE OF THE PROPERTY OWNER

MAP 89, PARCELS 18.00, 19.00, & 19.04

**PROJECT BENCHMARK:**  
 DESCRIPTION: MAG NAIL SET FLUSH IN ASPHALT  
 ELEVATION: 648.58

**DATE**  
 06/29/2015  
 08/10/2015  
 09/03/2015

**SCALE**  
 0 20 40 60 80 100 200 300  
 GRAPHIC SCALE 1"=100'

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 DATUM

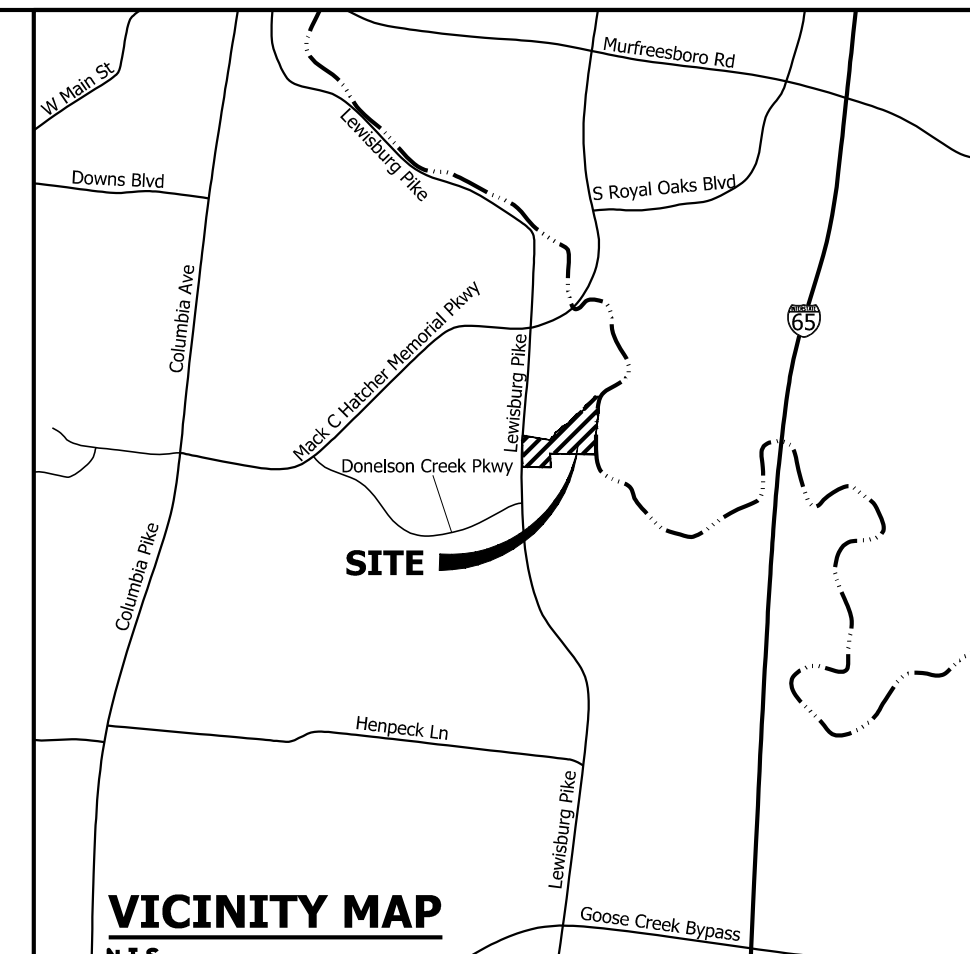
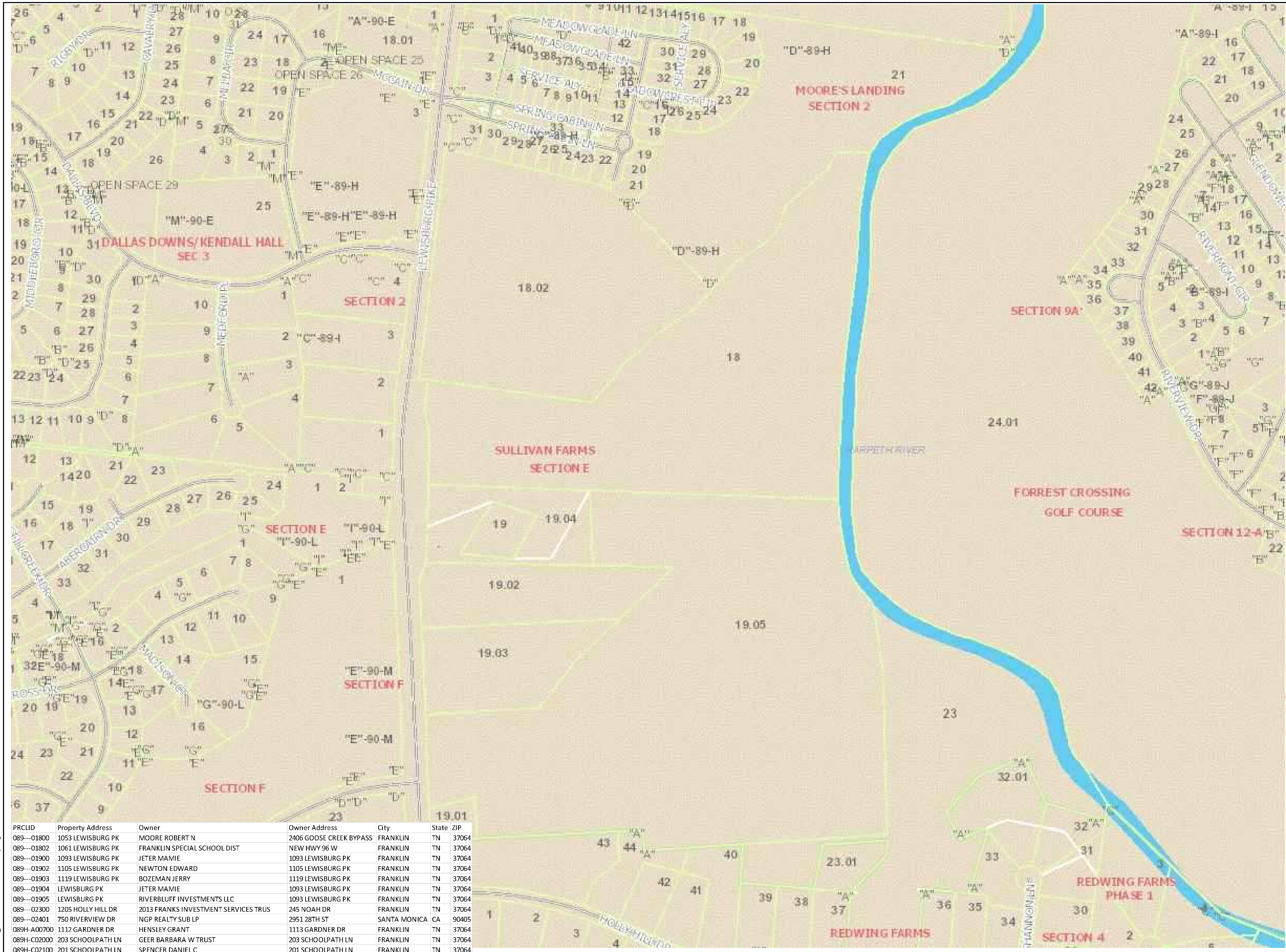
REV.	COMMENTS	DATE
	PRE-APP SUBMITTAL	06/29/2015
	PRELIMINARY PLAT SUBMITTAL	08/10/2015
	CITY COMMENTS	09/03/2015

**C1.00**  
 JOB NO.: 15-078-01  
 CITY OF FRANKLIN PROJ# 5925

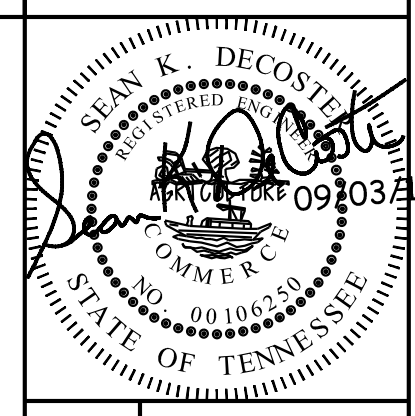
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Sep 03, 2015 - 9:14am T:\CAD\2015\15-078-01\CADD\Civil\Plan\15-078-01\_C200\_Overall\_Site\_Location\_Map.dwg



**CIVIL SITE DESIGN GROUP**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 910 SOUTH AVENUE SUITE 4100 KNOXVILLE, TN 37703  
 615.524.1988 FAX 615.524.1989



**OVERALL SITE LOCATION MAP**  
 PRELIMINARY PLAT  
**NATURE'S LANDING**  
 LEWISBURG PIKE  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PRCLID	Property Address	Owner	Owner Address	City	State	ZIP
089-01800	1053 LEWISBURG PK	MOORE ROBERT N	2405 GOOSE CREEK BYPASS	FRANKLIN	TN	37064
089-01802	1061 LEWISBURG PK	FRANKLIN SPECIAL SCHOOL DIST	NEW HWY 96 W	FRANKLIN	TN	37064
089-01900	1093 LEWISBURG PK	JETER MAMIE	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-01902	1105 LEWISBURG PK	NEWTON EDWARD	1105 LEWISBURG PK	FRANKLIN	TN	37064
089-01903	1119 LEWISBURG PK	BOZEMAN JERRY	1119 LEWISBURG PK	FRANKLIN	TN	37064
089-01904	LEWISBURG PK	JETER MAMIE	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-01905	LEWISBURG PK	RIVERBLUFF INVESTMENTS LLC	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-02300	1205 HOLLY HILL DR	2013 FRANKS INVESTMENT SERVICES TRUS	245 NOAH DR	FRANKLIN	TN	37064
089-02401	750 RIVERVIEW DR	NGP REALTY SUB LP	2951 28TH ST	SANTA MONICA	CA	90405
089H-A00700	1112 GARDNER DR	HENSLEY GRANT	1113 GARDNER DR	FRANKLIN	TN	37064
089H-C02000	203 SCHOOLPATH LN	GEER BARBARA W TRUST	203 SCHOOLPATH LN	FRANKLIN	TN	37064
089H-C02100	201 SCHOOLPATH LN	SPENCER DANIEL C	201 SCHOOLPATH LN	FRANKLIN	TN	37064
089H-D01900	415 MEADOWCREST CIR	GREGG BLAKE	415 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02000	413 MEADOWCREST CIR	DICK JOE L	413 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02100	MEADOWCREST CIR	MOORES LANDING HOMEOWNERS ASSOC INC	PO BOX 60176	FRANKLIN	TN	37068
089H-D02200	411 MEADOWCREST CIR	ALDAY GEOFFREY	411 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02300	409 MEADOWCREST CIR	ALLEN ROBERT B	409 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02400	407 MEADOWCREST CIR	DUNHAM TERRY L	407 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02500	405 MEADOWCREST CIR	STALLWOOD V KAY	405 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-C00100	1072 LEWISBURG AVE	STEED WAYNE	1072 LEWISBURG AVE	FRANKLIN	TN	37064
089H-C00200	1070 LEWISBURG PK	WASHBURN WILLIAM	1070 LEWISBURG PK	FRANKLIN	TN	37064
089H-C00300	1068 LEWISBURG AVE	HANNAH MIKE L	1068 LEWISBURG PK	FRANKLIN	TN	37064
089H-C00400	1066 LEWISBURG PK	ALDAY JOHN M	1066 LEWISBURG PK	FRANKLIN	TN	37064
090L-A00300	112 MEDFORD PLACE	COOPER DONNA	112 MEDFORD PL	FRANKLIN	TN	37064
090L-A00400	118 MEDFORD PLACE	MILLER JASON B	118 MEDFORD PLACE	FRANKLIN	TN	37064
090L-G00100	STILLCREEK DR	SULLIVAN FARMS HOMEOWNERS ASSOC	308 WILLIAMSON SQ	FRANKLIN	TN	37064
090L-I00100	LEWISBURG PK	ZARING HOMES INC	11300 CORNELL PARK DR	CINCINNATI	OH	45242
090L-I00200	1080 LEWISBURG PK	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065
090M-E00100	DONELSON CREEK PKWY	SULLIVAN FARMS HOMEOWNERS ASSOC	308 WILLIAMSON SQ	FRANKLIN	TN	37064

MAP 89, PARCELS 18.00, 19.00, & 19.04

**PROJECT BENCHMARK:**  
 DESCRIPTION: MAG NAIL SET FLUSH  
 IN ASPHALT  
 ELEVATION: 648.58

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 1100, NAD 83 DATUM

0 40 80 120 160 200 400 600  
 GRAPHIC SCALE 1"=200'

**C2.00**

REV.	COMMENTS	DATE
1	PRE-APP SUBMITTAL	06/29/2015
2	PRELIMINARY PLAT SUBMITTAL	08/10/2015
3	CITY COMMENTS	09/03/2015

JOB NO.: 15-078-01  
 CITY OF FRANKLIN PROJ# 5925



**Site Data:**

Project Name: Natures Landing  
 Address: Lewisburg Pike Franklin, TN  
 Civil District: 9th  
 Map, Parcels: 89, 18.00, 19.00, & 19.04  
 Owners: Robert N. Moore (Parcel 18.00) 1053 Lewisburg Pike Franklin, TN 37064  
 Mamie Jeter (Parcel 19.00 & 19.04) 1093 Lewisburg Pike Franklin, TN 37064  
 Developer: Franklin Land Co., LLC 621 Bradley Court Franklin, TN 37067  
 Contact: James R. Carbine Phone: (615)456-7986  
 Site Area: ±32.5 ac  
 Existing Zoning: Residential District (R-2)  
 Character Area Overlay: Carrion (CNGO-2)  
 Other Overlays: Floodway Fringe Overlay (FFO) Floodway Overlay (FWO) Conventional  
 Development Standard: Residential Detached  
 Proposed Land Use: 0.89 DUA  
 Drainage Basin: Harpeth River  
 Building setbacks: Front: 40' Street Facing Side: 40' Side: 10' Rear: 40'  
 Max. Building Height Allowed: 3 stories

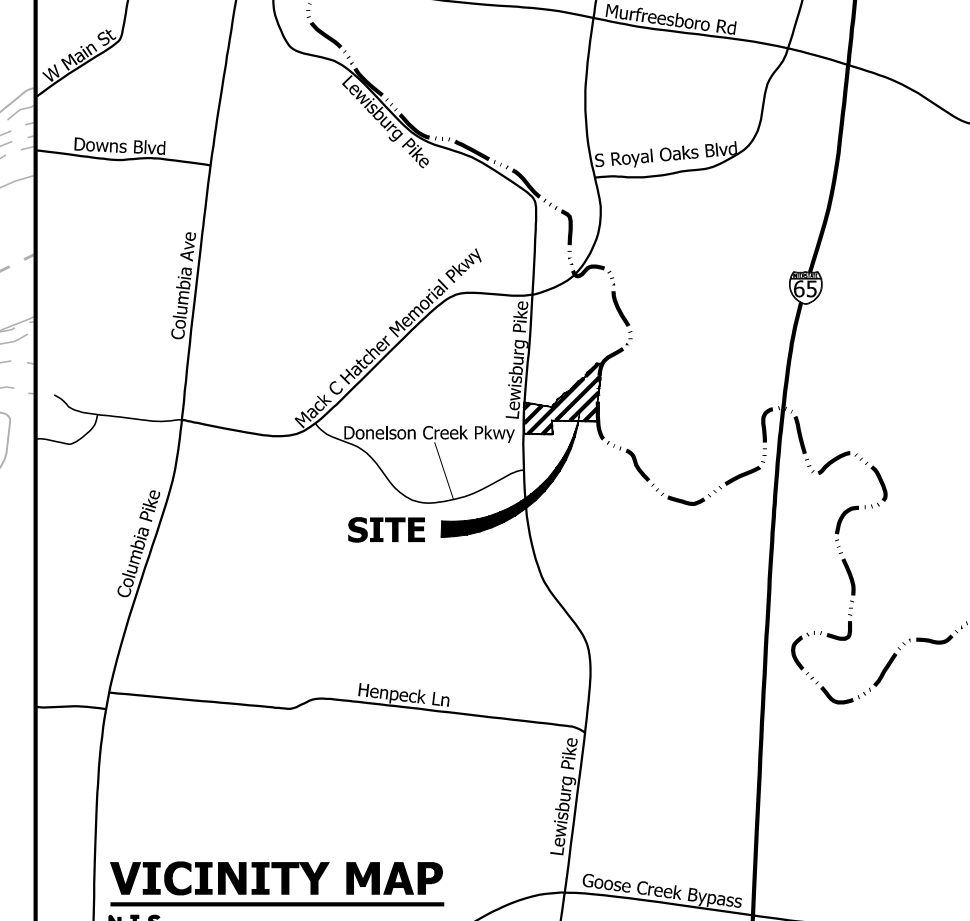
Curve Data				Curve Data					
Curve	Delta	Length	Radius	Chord	Curve	Delta	Length	Radius	Chord
C1	24°48'30"	97.42	225.00	N51°09'30"E 96.66'	C16	29°40'26"	33.66'	65.00'	S30°14'45"W 33.29'
C2	20°50'36"	145.51	400.00	N49°10'33"E 144.71'	C17	52°15'25"	22.80'	25.00'	S41°32'14"W 22.02'
C3	11°49'54"	120.80	585.00	N65°31'28"E 120.59'	C18	3°36'04"	33.00'	525.00'	S65°51'55"W 32.99'
C4	11°54'27"	118.80	571.61	N53°47'29"E 118.58'	C19	10°07'56"	92.84'	525.00'	S58°59'55"W 92.72'
C5	88°24'06"	38.57'	25.00'	S87°49'29"E 34.86'	C20	9°18'42"	85.32'	525.00'	S49°16'36"W 85.23'
C6	25°45'51"	24.73'	55.00'	S30°44'31"E 24.52'	C21	2°31'18"	23.11'	525.00'	S43°21'36"W 23.10'
C7	34°59'39"	64.13'	105.00'	S26°07'37"E 63.14'	C22	3°03'42"	28.59'	535.00'	S43°37'48"W 28.58'
C8	85°43'24"	37.40'	25.00'	N00°45'45"W 34.01'	C23	23°35'04"	220.22'	535.00'	S56°57'11"W 218.67'
C9	9°03'23"	75.08'	475.00'	N46°36'15"E 75.00'	C24	3°19'33"	31.08'	535.00'	S70°24'30"W 31.05'
C10	9°10'55"	76.12'	475.00'	N55°43'23"E 76.04'	C25	4°48'24"	37.75'	450.00'	S69°40'05"W 37.74'
C11	6°29'11"	53.77'	475.00'	N63°33'26"E 53.75'	C26	14°02'24"	110.27'	450.00'	S60°14'41"W 109.99'
C12	60°53'40"	26.57'	25.00'	S82°45'08"E 25.34'	C27	14°00'29"	110.02'	450.00'	S46°13'15"W 109.74'
C13	123°59'27"	140.66'	65.00'	N65°41'58"E 114.78'	C28	0°27'45"	3.63'	450.00'	S38°59'08"W 3.63'
C14	56°15'07"	63.82'	65.00'	N54°52'33"W 61.28'	C29	16°03'59"	49.07'	175.00'	S46°47'14"W 48.91'
C15	51°54'56"	58.90'	65.00'	S71°02'25"W 56.90'	C30	35°45'27"	109.22'	175.00'	S72°41'57"W 107.45'

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	38.80	N26°26'14.81"W	L14	46.49	S42°05'57.23"W
L2	39.51	N38°45'14.98"E	L15	51.08	N16°19'47.57"E
L3	75.00	N38°45'14.98"E	L16	32.66	S72°04'16.73"W
L4	37.89	N38°45'14.98"E	L17	51.32	N54°54'45.37"E
L5	30.47	N88°47'56.26"W	L18	55.25	N29°56'10.98"E
L6	0.07	S2°32'00.68"E	L19	67.94	S72°04'16.73"W
L7	65.51	S1°14'18.47"W	L20	28.89	N48°51'44.58"E
L8	13.94	S63°15'00.05"W	L21	65.40	N47°19'07.47"E
L9	32.60	S86°06'20.54"E	L22	48.78	N57°19'56.28"E
L10	47.21	N39°08'45.00"E	L23	46.17	S38°45'14.98"W
L11	47.90	N71°05'24.57"E	L24	50.49	N58°59'10.10"E
L12	56.98	S42°05'57.23"W	L25	43.42	N46°31'05.40"E
L13	75.10	S42°05'57.23"W			

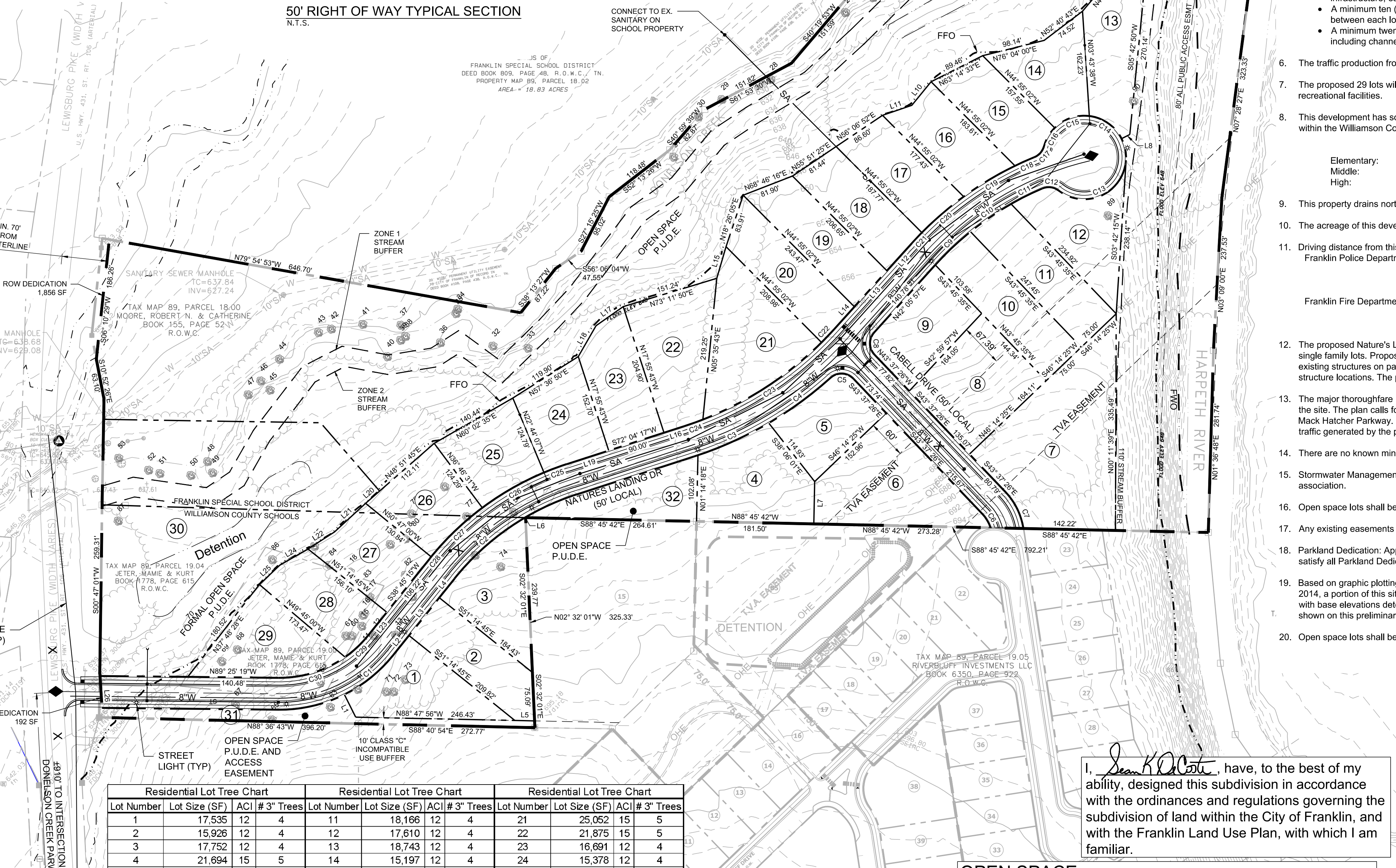
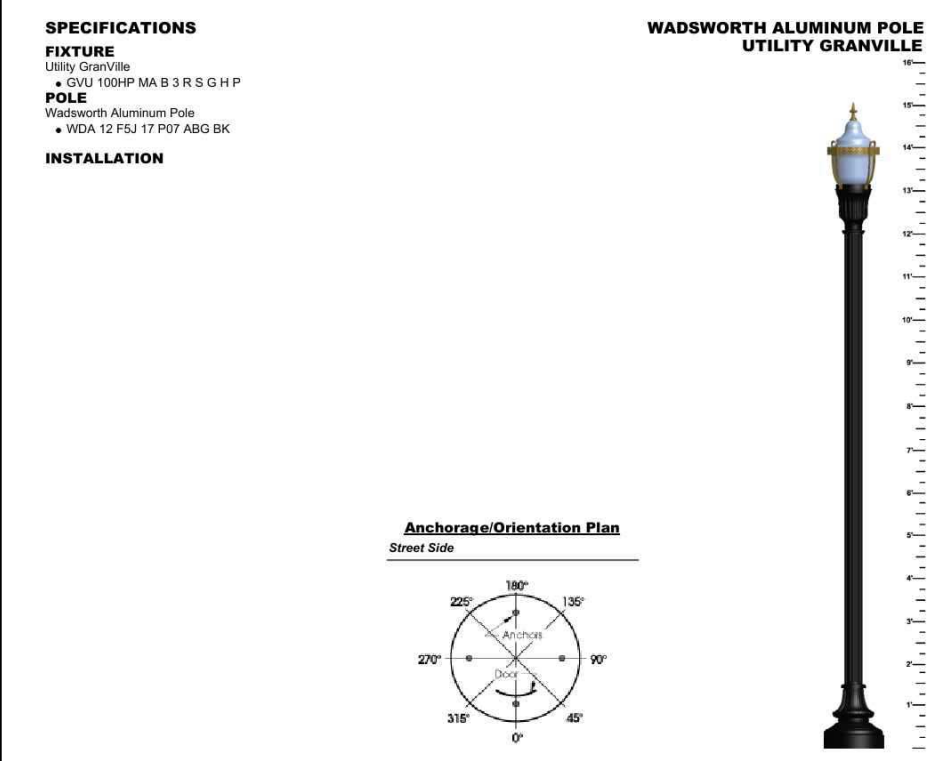
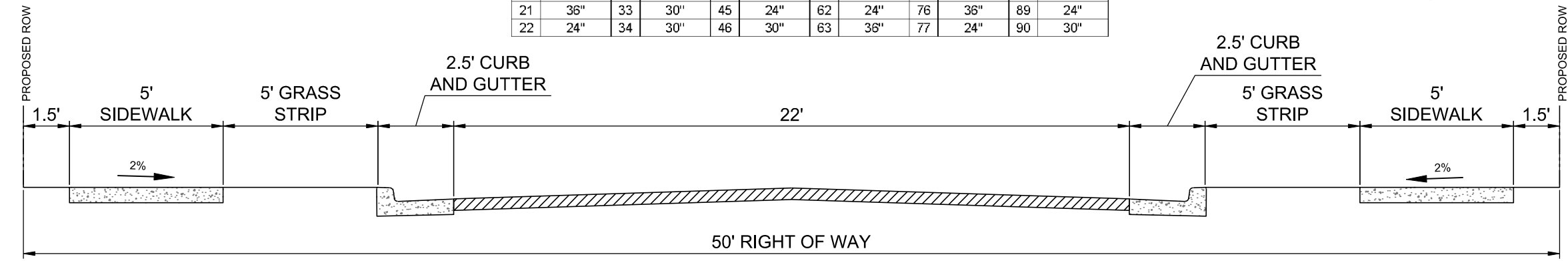
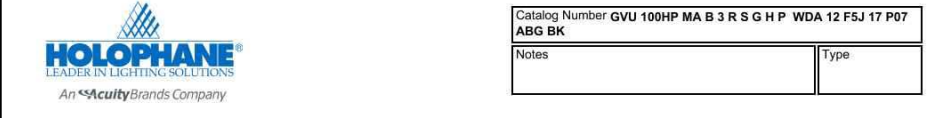
Parcel Table			Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)	Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	17,535	0.40	16	15,522	0.36
2	15,926	0.37	17	15,423	0.35
3	17,752	0.41	18	15,760	0.36
4	21,694	0.50	19	16,880	0.39
5	15,188	0.35	20	16,988	0.39
6	27,885	0.64	21	25,052	0.58
7	45,019	1.03	22	21,875	0.50
8	22,904	0.53	23	16,691	0.38
9	16,630	0.38	24	15,378	0.35
10	18,651	0.43	25	15,230	0.35
11	18,166	0.42	26	15,617	0.36
12	17,610	0.40	27	15,565	0.36
13	18,743	0.43	28	15,718	0.36
14	15,197	0.35	29	18,569	0.43
15	15,025	0.34			

**CONNECTIVITY INDEX**  
 ◆ NODES 3  
 X LINKS 5  
 LINKS/NODES 5/3 = 1.67  
 (1.65 MIN. REQUIRED)

**PARKLAND DEDICATION**  
 REQUIRED UNIT: 1,200 SF  
 UNITS: 29  
 TOTAL REQUIRED: 34,800 SF  
 PROVIDED: 109,514 SF  
 (80' HARPETH RIVER ALL PUBLIC ACCESS EASEMENT)

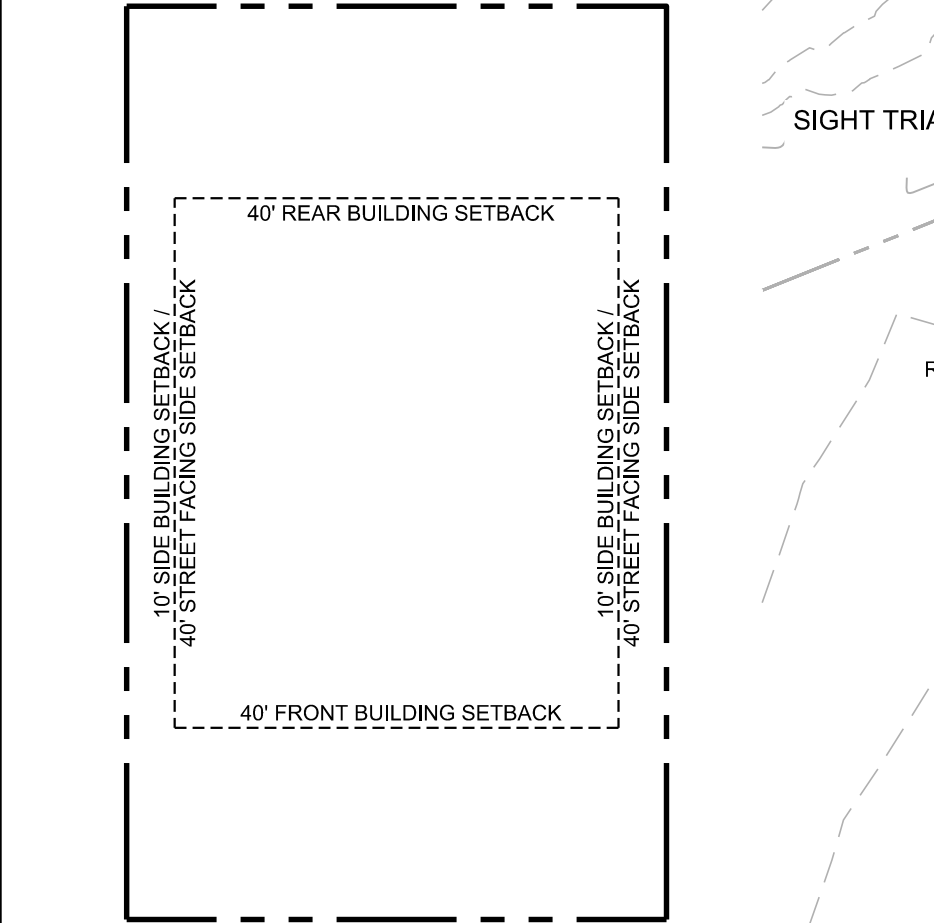


**CIVIL SITE DESIGN GROUP**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 610 SOUTHGATE AVENUE, SUITE 100, NASHVILLE, TN 37203  
 (615) 259-8888 WWW.CIVILSITEDESIGN.COM



- Notes:**
- The purpose of this plat is to consolidate and re-subdivide the land into 29 residential lots and 4 open space lots.
  - The project site is located at 1053 & 1093 Lewisburg Pike in Franklin between Highway 31 and Donelson Creek Parkway in the 9th Civil District. The scope of this project is to subdivide the ±32.5 acre property into 29 residential lots to be served by public roads.
  - The property is within the City of Franklin service district for domestic water and sanitary sewer service. This development of 29 new residential lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 10,150 gallons. If available, this project can use re-purified water for its irrigation requirements.
  - The storm water runoff for this project shall be handled according to the City of Franklin Stormwater Management requirements.
    - Storm water infrastructure shall be designed to convey the 10-year storm, pass the 50-year storm, and have an emergency bypass of 100-year design storm.
    - Stormwater may be discharged from the site only where supported by adequate public infrastructure, easements and right-of-way.
    - A minimum ten (10) foot drainage easement and stormwater conveyance shall be provided between each lot.
    - A minimum twenty (20) foot drainage easement on shall be provided for stormwater infrastructure, including channels, serving more than two properties.
  - The traffic production from these 29 lots will be approximately 275 trips per day.
  - The proposed 29 lots will create a very slight increase to the demand for police, fire, solid waste and recreational facilities.
  - This development has some lots that are within the Franklin Special School District and some that are within the Williamson County Schools boundary. Schools that could be affected by this development are:
 

Elementary:	Franklin Special School District	Williamson County Schools
Middle:	Moore Elementary	Oak View Elementary
High:	N/A	Page Middle
		Centennial High
  - This property drains north to Donelson Creek and east to the Harpeth River.
  - The acreage of this development is ±32.5 acres.
  - Driving distance from this property to Public Service Facilities:
    - Franklin Police Department: 2.78 miles  
 Directions from Site - Head N on US-431, turn left on E. Fowlkes St, turn right on Evans St, turn left on Blackburn St, turn right on US-31, turn left on 9th Ave S 1.88 miles
    - Franklin Fire Department: 1.88 miles  
 Directions from Site - Head N on US-431, turn left on US-31, turn right on Southeast Pkwy, continue on Noah Dr
  - The proposed Nature's Landing preliminary plat involves the subdivision of the ±32.5 acre property into 29 single family lots. Proposed lots will be accessed via public roads within dedicated right of way. Any existing structures on parcels 18.00, 19.00, and 19.04 are to be removed. Refer to sheet C1.00 for existing structure locations. The proposed Preliminary Plat is based on the Property's current R-2 Zoning.
  - The major thoroughfare plan indicates future improvements to Lewisburg Pike (major arterial) adjacent to the site. The plan calls for a widening from 2 lanes to a 4 lane section from the future Holly Hill Drive to Mack Hatcher Parkway. The proposed development will be accessed off of Lewisburg Pike. The projected traffic generated by the proposed lots is expected to have minimal impact to Lewisburg Pike.
  - There are no known mineral rights other than the owners.
  - Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
  - Open space lots shall be public utility and drainage easements.
  - Any existing easements on the existing lots shall be abandoned with this plat.
  - Parkland Dedication: Applicant respectfully requests the "Harpeth River 80' All Public Access Easement" satisfy all Parkland Dedication requirements.
  - Based on graphic plotting of preliminary FEMA FIRM map 47187C0213G dated Preliminary August 29, 2014, a portion of this site is located within Zone AE which is determined to be the 1% annual chance flood with base elevations determined. This FIRM map is the basis for the Floodplain Fringe Overlay (FFO) shown on this preliminary plat.
  - Open space lots shall be non-buildable.

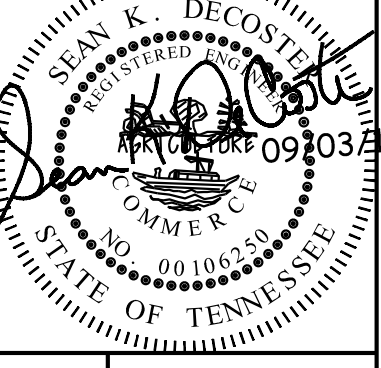
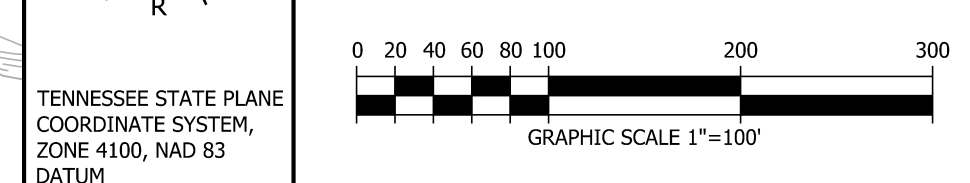


Residential Lot Tree Chart				Residential Lot Tree Chart				Residential Lot Tree Chart			
Lot Number	Lot Size (SF)	ACI	# 3" Trees	Lot Number	Lot Size (SF)	ACI	# 3" Trees	Lot Number	Lot Size (SF)	ACI	# 3" Trees
1	17,535	12	4	11	18,166	12	4	21	25,052	15	5
2	15,926	12	4	12	17,610	12	4	22	21,875	15	5
3	17,752	12	4	13	18,743	12	4	23	16,691	12	4
4	21,694	15	5	14	15,197	12	4	24	15,378	12	4
5	15,188	12	4	15	15,025	12	4	25	15,230	12	4
6	27,885	15	5	16	15,522	12	4	26	15,617	12	4
7	45,019	21	7	17	15,423	12	4	27	15,565	12	4
8	22,904	15	5	18	15,760	12	4	28	15,718	12	4
9	16,630	12	4	19	16,880	12	4	29	18,569	12	4
10	18,651	12	4	20	16,988	12	4				

I, *Sean K. Carbine*, 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.

**OPEN SPACE**  
 REQUIRED: 212,126 SF (15%)  
 PROVIDED: 70,002 SF (33%)  
 FORMAL: 140,003 SF (66%)  
 INFORMAL: 73,645 SF (34%)  
 FORMAL: 73,645 SF (34%) INFORMAL: 657,665 SF (310%)

MAP 89, PARCELS 18.00, 19.00, & 19.04



**PRELIMINARY PLAT**  
**PRELIMINARY PLAT**  
**NATURE'S LANDING**  
 LEWISBURG PIKE  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
01	PRE-APP SUBMITTAL	06/29/2015
02	PRELIMINARY PLAT SUBMITTAL	08/10/2015
03	CITY COMMENTS	09/03/2015

**C3.00**

JOB NO.: 15-078-01  
 CITY OF FRANKLIN PROJ# 5925