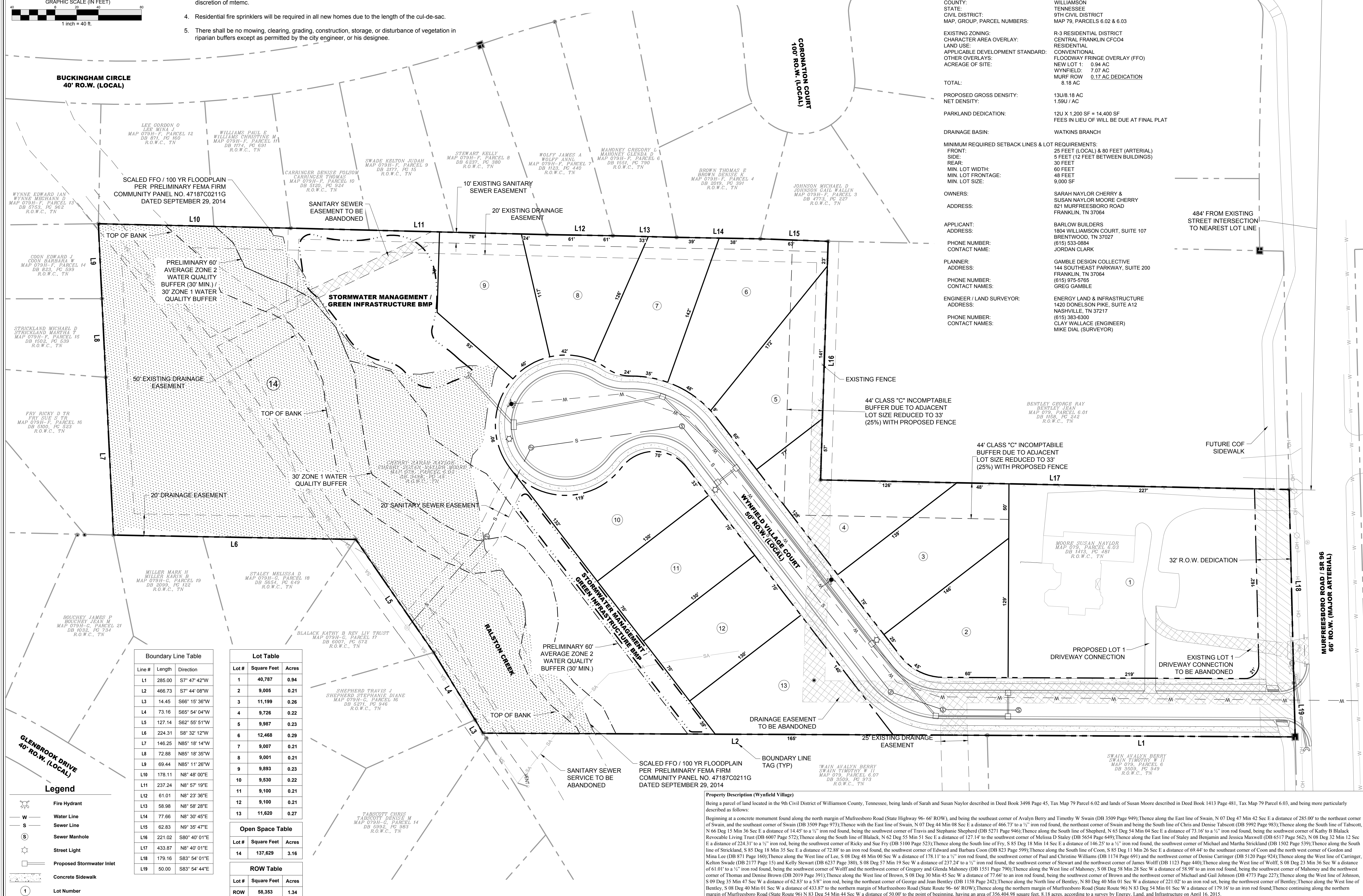


1. The purpose of this preliminary plat is to combine two existing parcels and subdivide for creation of 14 new lots for a single family, detached development.
2. Additional land from map 79, parcel 6.01 will be added to lot 4 prior to final plat approval. otherwise lot 4 will be divided between lots 3 and 5.
3. Street light locations and quantities are approximate. final positioning and quantity shall be at the discretion of mtemc.
4. Residential fire sprinklers will be required in all new homes due to the length of the cul-de-sac.
5. 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.

PROJECT NAME:	WYNFIELD VILLAGE PRELIMINARY PLAT
PROJECT NUMBER:	6062
SUBDIVISION:	NAYLOR SUBDIVISION, REVISION 3 RESUBDIVISION OF LOTS 2 & 3
LOT NUMBERS:	LOTS 1-13 AND 14 BEING OPEN SPACE
ADDRESS:	821 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 6.02 & 6.03
EXISTING ZONING:	R-3 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CFC04
LAND USE:	RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
OTHER OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO)
ACREAGE OF SITE:	NEW LOT 1: 0.94 AC WYNFIELD: 7.07 AC MURF ROW 0.17 AC DEDICATION 8.18 AC
TOTAL:	
PROPOSED GROSS DENSITY:	13U/8.18 AC
NET DENSITY:	1.59U/1 AC
PARKLAND DEDICATION:	12U X 1,200 SF = 14,400 SF FEES IN LIEU OF WILL BE DUE AT FINAL PLAT
DRAINAGE BASIN:	WATKINS BRANCH
MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:	
FRONT:	25 FEET (LOCAL) & 80 FEET (ARTERIAL)
SIDE:	5 FEET (12 FEET BETWEEN BUILDINGS)
REAR:	30 FEET
MIN. LOT WIDTH:	60 FEET
MIN. LOT FRONTAGE:	48 FEET
MIN. LOT SIZE:	9,000 SF
OWNERS:	SARAH NAYLOR CHERRY & SUSAN NAYLOR MOORE CHERRY
ADDRESS:	821 MURFREESBORO ROAD FRANKLIN, TN 37064
APPLICANT:	BARLOW BUILDERS
ADDRESS:	1804 WILLIAMSON COURT, SUITE 107 BRENTWOOD, TN 37027 (615) 853-0884
PHONE NUMBER:	JORDAN CLARK
CONTACT NAME:	
PLANNER:	GAMBLE DESIGN COLLECTIVE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064
PHONE NUMBER:	(615) 975-5765
CONTACT NAMES:	GREG GAMBLE
ENGINEER / LAND SURVEYOR:	ENERGY LAND & INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12 NASHVILLE, TN 37217 (615) 383-6300
PHONE NUMBER:	CLAY WALLACE (ENGINEER)
CONTACT NAMES:	MIKE DIAL (SURVEYOR)

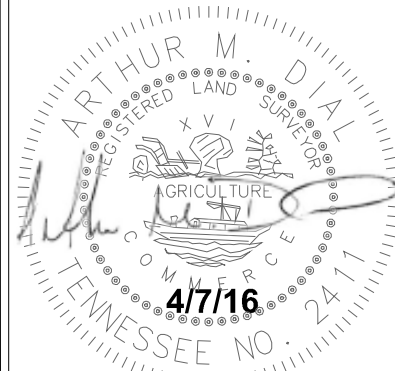


GLDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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**WYNFIELD VILLAGE
PRELIMINARY PLAT
NAYLOR SUBDIVISION, REVISION 3,
RESUBDIVISION OF LOTS 2 AND 3
CITY OF FRANKLIN PROJECT NO. 6092
FRANKLIN, TENNESSEE**

[illegible]

Issue Date:	3/14/16
ELI Project No:	16-11-1101
Drafted By:	LCW
Checked By:	VWB
Sheet Title:	

PRELIMINARY
PLAT

Sheet No. C2.0