

Wynfield Village Preliminary Plat

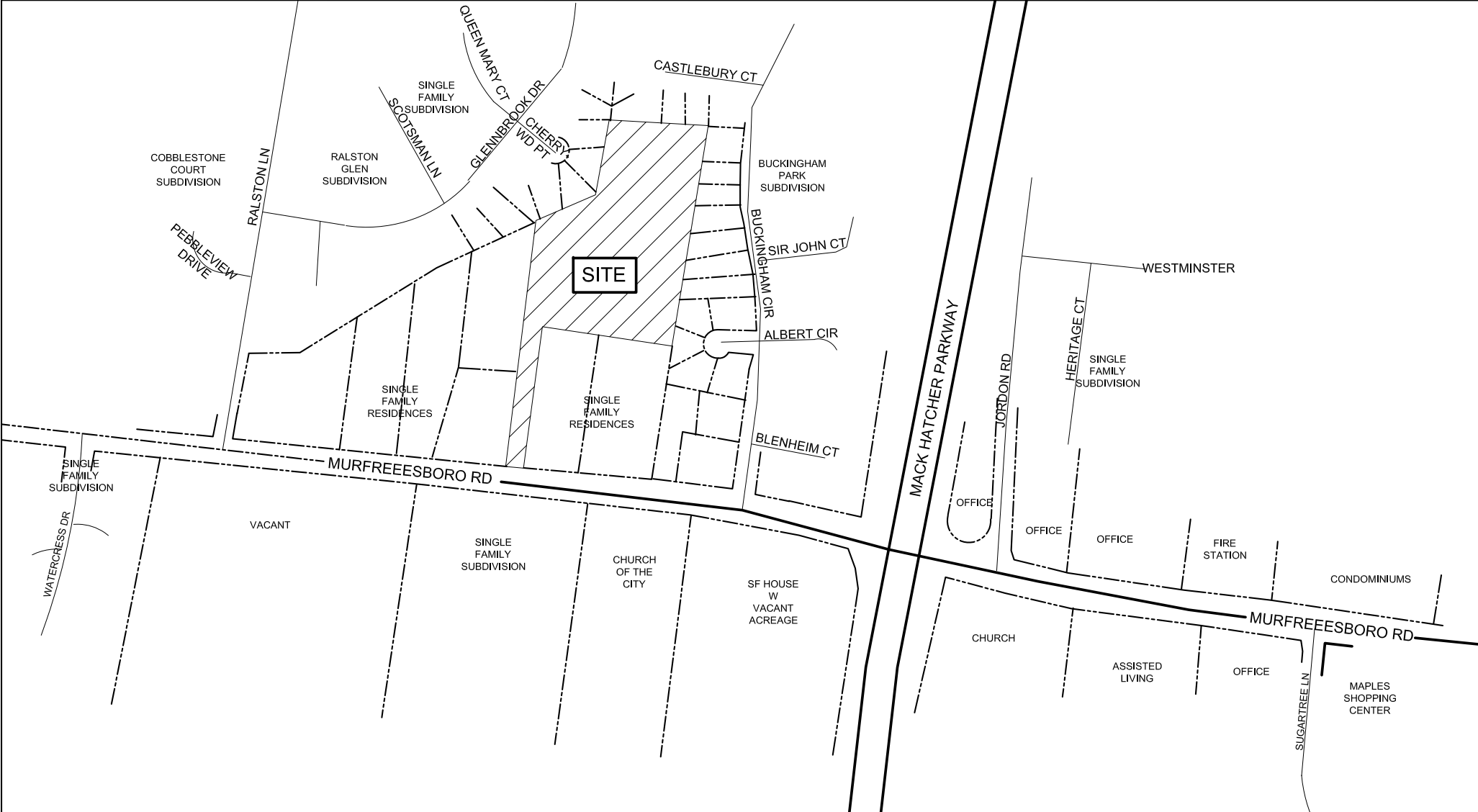
NAYLOR SUBDIVISION, REVISION 3, RESUBDIVISION OF LOTS 2 & 3
DEVELOPMENT OF NEW SUBDIVISION
WYNFIELD VILLAGE COURT off MURFREESBORO ROAD
Map 79 Parcel 6.02 8.18 ACRES
FRANKLIN, TN

OWNER / APPLICANT:
SARAH NAYLOR CHERRY & SUSAN NAYLOR MOORE CHERRY
821 MURFREESBORO ROAD
FRANKLIN, TN 37064

DEVELOPER & HOME DESIGN:
BARLOW BUILDERS
JORDON CLARK
1804 WILLIAMSON COURT
SUITE 107
BRENTWOOD TN 37027
615.533.0884

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
MIKE DIAL, RLS
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com



VICININTY MAP AND STREETS WITHIN 500'

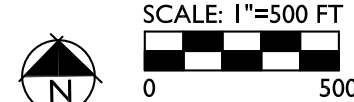
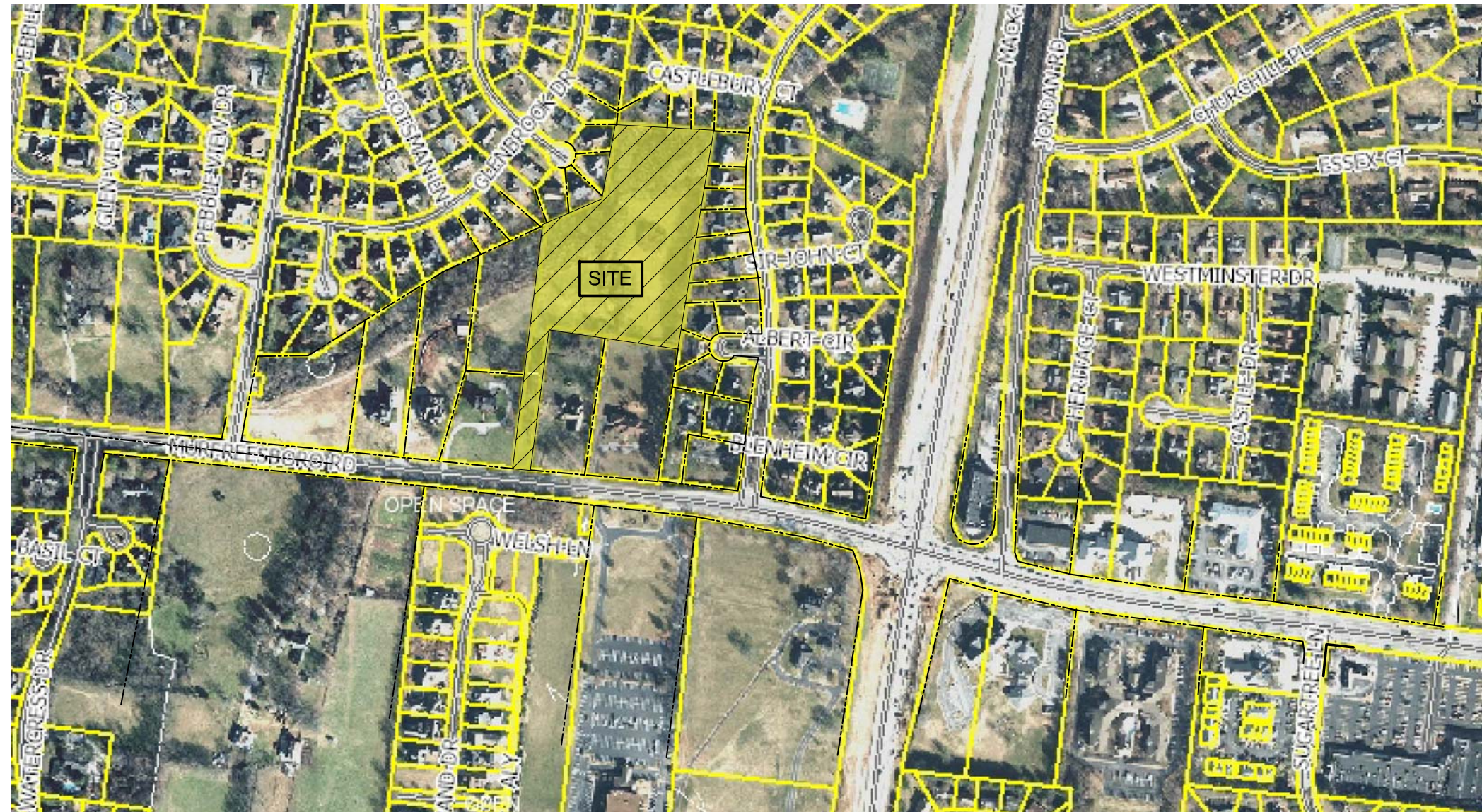
14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE



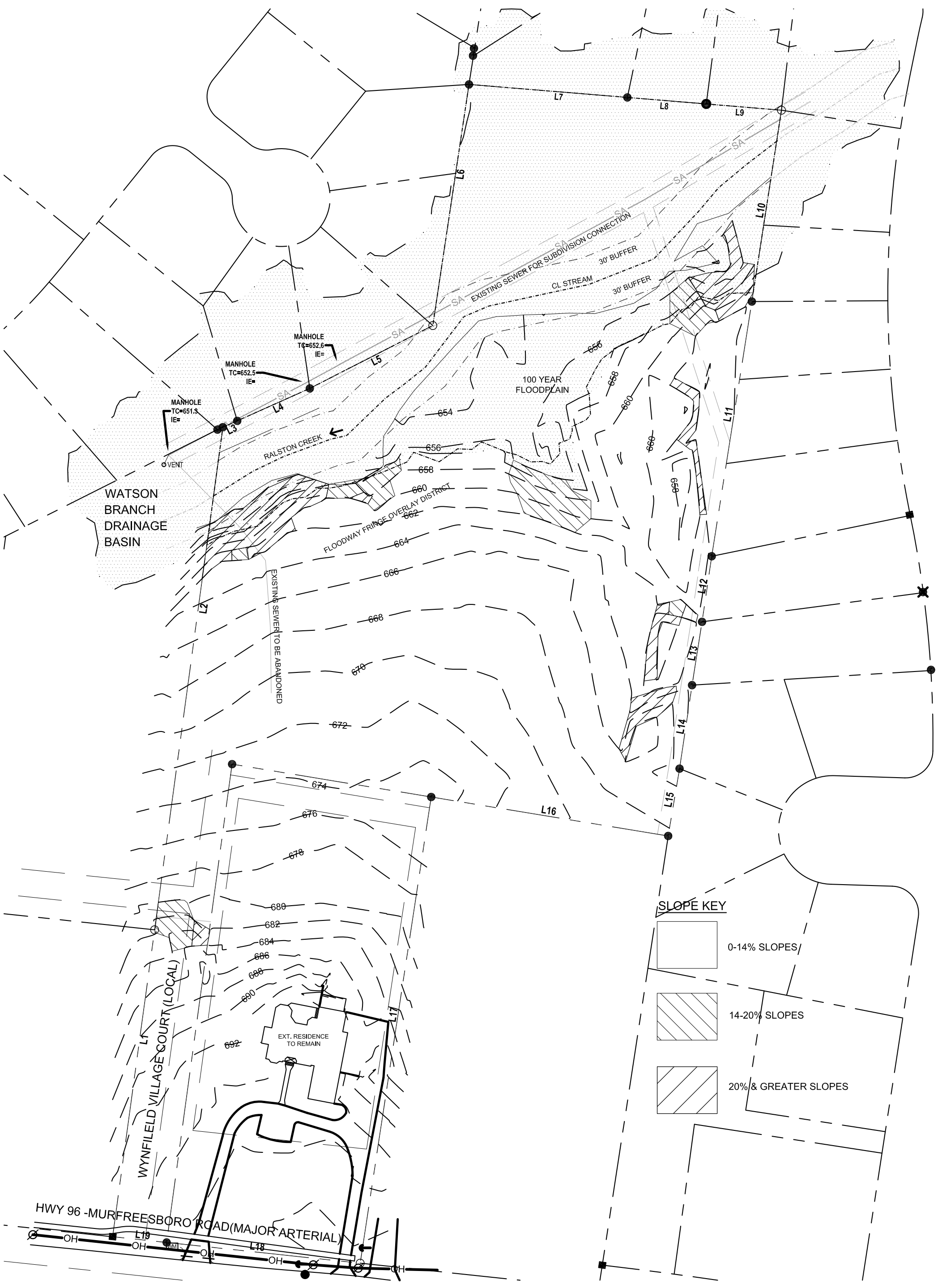
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14
greggamble209@gmail.com
615-975-5765



MARCH 14, 2016
APRIL 7, 2016

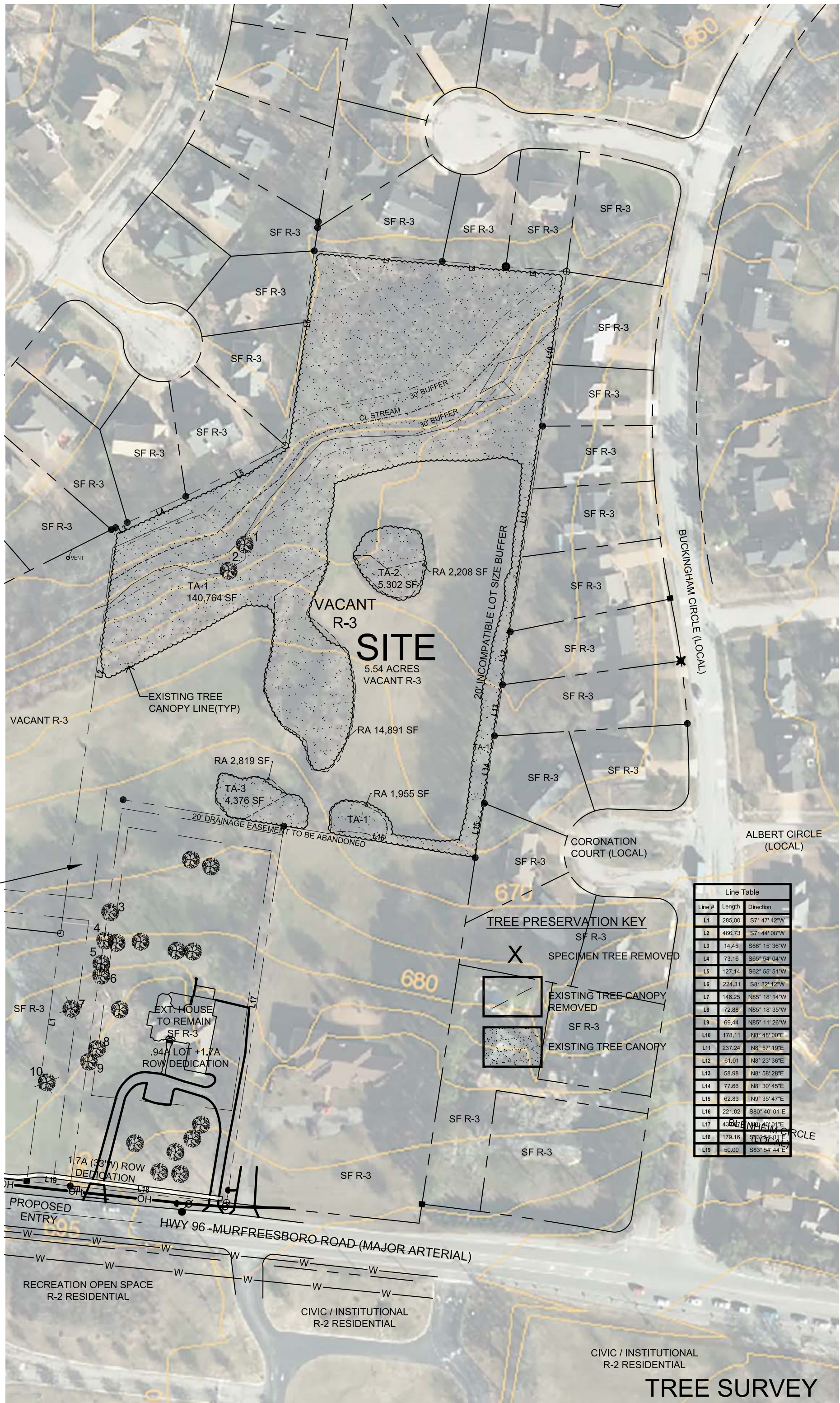


SCALE: 1"=500 FT
0 500
PLANNED ROADWAY NETWORK WITHIN
1,500 OF SITE & VICINITY MAP



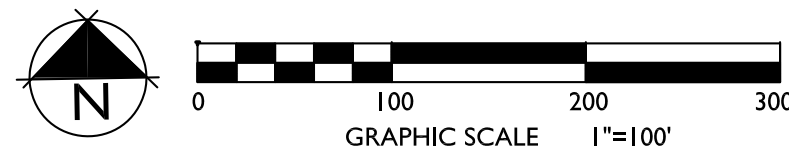
SITE TOPOGRAPHIC
MAP WITH 2' INTERVALS

NOTE:
TREE ROW ALONG FUTURE ENTRY
SHALL BE FENCED TO DRIPLINE FOR
PROTECTION BEFORE AND DURING
CONSTRUCTION; ROADWAY SHALL
BE ADJUSTED TO BEST PRESERVE
TREES.



NOTES:

1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY CEC
3. PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100; NAD 83 DATUM.



SPECIMEN TREE SURVEY

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	ASH	36"	GOOD	RETAIN
2	HACK	24"	GOOD	RETAIN
3	TREE	30"	GOOD	RETAIN
4	TREE	26"	GOOD	RETAIN
5	TREE-TWIN	24"	GOOD	RETAIN
6	TREE	26"	GOOD	RETAIN
7	TREE	24"	GOOD	REMOVE
8	TREE	48"	GOOD	RETAIN
9	TREE	24"	GOOD	RETAIN
10	TREE	30"	GOOD	REMOVE

TOTAL SPECIMEN TREES REMOVED: 2
TOTAL HEALTHY INCHES REMOVED: 54 INCHES
REPLACEMENT REQUIRED: 108 INCHES

REQUIRED TREE CANOPY PRESERVATION CHART

TOTAL SITE AREA:	241,322.4 SF (5.54 AC)
EXISTING CANOPY AREA:	150,442.0 SF (3.45 AC) 62% OF SITE
CKI REQUIRED PRESERVATION:	45%, 67,699 SF (1.55 AC)
PROVIDED PRESERVATION:	85%, 128,569 SF (2.95 AC)

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA -1	140,764 SF	1,686 SF	123,918 SF
TA -2	5,302 SF	2,208 SF	3,094 SF
TA -3	4,376 SF	2,819 SF	1,557 SF
TOTAL SF	150,442 SF	21,873 SF	128,569 SF
TOTAL ACRES	3.45 AC	.50 AC	2.95 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 150,442 SF
150,442 SF/241,322.4 SF = .62 (62%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
150,442 X 45% = 67,699 SF
PROVIDED CANOPY PRESERVED =
128,569 SF (85%) OF TOTAL EXISTING CANOPY

SITE DATA:

PROJECT NAME: WYNFIELD VILLAGE PRELIMINARY PLAT
PROJECT NUMBER: 6092
SUBDIVISION: NAYLOR SUBDIVISION, REVISION 3,
RESUBDIVISION OF LOTS 2 & 3
LOT NUMBERS: LOTS 1-13 & LOT 14 OPEN SPACE
ADDRESS: 821 MURFREESBORO ROAD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCELS 6.02 & 6.03, 8.18 ACRES
EXISTING ZONING: R-3 RESIDENTIAL
CHARACTER AREA OVERLAY: CENTRAL FRANKLIN CF004
LAND USE: RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
OTHER OVERLAYS: FLOODWAY FRINGE OVERLAY(FFO)
NEW LOT 1: .94
WYNFIELD: 7.07
MURF ROW: .17 DEDICATION
TOTAL: 8.18 A / 356,320.8 SF
PROPOSED GROSS DENSITY: 13U / 8.18 AC
NET DENSITY: 1,59U / AC
PARKLAND DEDICATION: 12U x 1,200 SF
FEES IN LIEU OF WILL BE DUE AT FINAL PLAT
DRAINAGE BASIN: WATKINS BRANCH
MINIMUM REQUIRED SETBACKS & LOT REQUIREMENTS:
FRONT YARD: 25'(LOCAL) & 80'(ARTERIAL)
SIDE YARD: 5' w/ 12' BETWEEN BUILDINGS
REAR YARD: 30'
MIN. LOT WIDTH: 60'
MIN LOT FRONTAGE: 48'
MINIMUM LOT SIZE: 9,000 SF

APPLICANT:

CONTACT: JORDAN CLARK
ADDRESS: 1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD TN 37027
615.533.0884
jordan@barlowbuilders.com

OWNERS:

CONTACT: SARAH CHERRY - LOTS 6.02 & 6.03
ADDRESS: SUSAN MOORE - LOT 6.03
821 MURFREESBORO ROAD
FRANKLIN, TN 37064
PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
CONTACT: 144 SOUTHEAST PARKWAY
ADDRESS: SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambler209@gmail.com

CIVIL ENGINEER, SURVEYOR

CLAY WALLACE, PE
MICHAEL DIAL, RLS
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.8300
michael.dial@ell-llc.com

INCOMPATIBLE LOT SIZE BUFFER

CLASS 'C' APPLIES TO LOTS 3-6 ON PLAT
BUFFER REQUIRED IS 44' WIDTH
25% REDUCTION WITH FENCE MAKING BUFFER 33' WIDTH

EXISTING SITE FEATURES

DRAINAGE / STORMWATER
NATURAL SHEET FLOW NORTH AWAY FROM HWY 96 TO MARSH AREA AT
NORTH END OF SITE WHERE WATSON BRANCH DRAINAGE BASIN IS
LOCATED..

HISTORIC STRUCTURES
NONE KNOWN WITHIN 500' OF SITE

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PLANNED DEVELOPMENT WITHIN 500'
NONE

POLICE AND FIRE DEPARTMENTS
FRANKLIN FIRE DEPT STATION MURF, RD - 1.5 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 3.8 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS
PER HOME: 12 x .64 = 7.68 STUDENTS
LIBERTY ELEMENTARY SCHOOL 0.9 MILES
FREEDOM MIDDLE SCHOOL 2.8 MILES
CENTENNIAL HIGH SCHOOL 3.0 MILES

RECREATION FACILITIES
PINKERTON PARK - 0.9 MILES DRIVING DISTANCE
DEVELOPER WILL PAY RECREATION FEE

REFUSE COLLECTION
CITY OF FRANKLIN CURBSIDE CONTAINERS

RESTRICTIVE COVENANTS
FLOODWAY FRINGE OVERLAY DISTRICT ON NORTH PORTION;
20' LOT SIZE BUFFER ON ALL SIDES BUT WESTERN;
HOMEOWNERS COVENANTS ON ALL LOTS

SEWER
CITY OF FRANKLIN CONNECTING TO EXISTING SERVICE NORTH OF
PROPERTY.

STREETS WITHIN 1500'
SEE MAP UPPER LEFT CORNER THIS PAGE.

TREE CANOPY DATA
EXISTING/PRESERVED TREE CANOPY: 150,442 SF / 128,569 SF

WATER
CITY OF FRANKLIN, 12 NEW LOTS @ 350 GPD = 4,200 GPD
FIRE HYDRANT PRESSURE TO BE DETERMINED.

ZONING DISTRICTS
SITE IS CONVENTIONAL; ADJACENT PARCELS ARE CONVENTIONAL
THE SITE AND AREAS WITHIN 500' ARE CF00-4

Revisions:
April 7, 2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: MARCH 14, 2016

WYNFIELD VILLAGE
PRELIMINARY PLAT
Map 79 Parcel 6.02
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.975.5765

EXISTING
CONDITIONS
PLAN

C 1.0



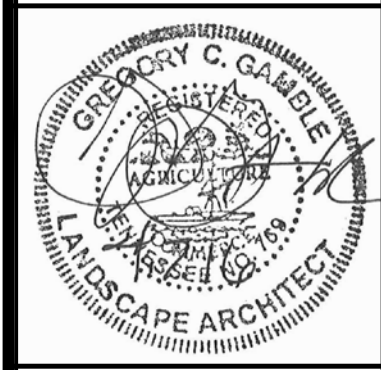
2' CONTOUR INTERVALS AND
ROADWAY NETWORK WITHIN 500'

Revisions:
April 7, 2016

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: MARCH 14, 2016

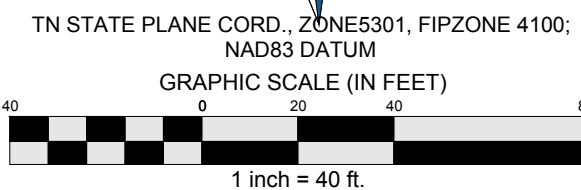
WYNFIELD VILLAGE
PRELIMINARY PLAT
Map 79 Parcel 6.02
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

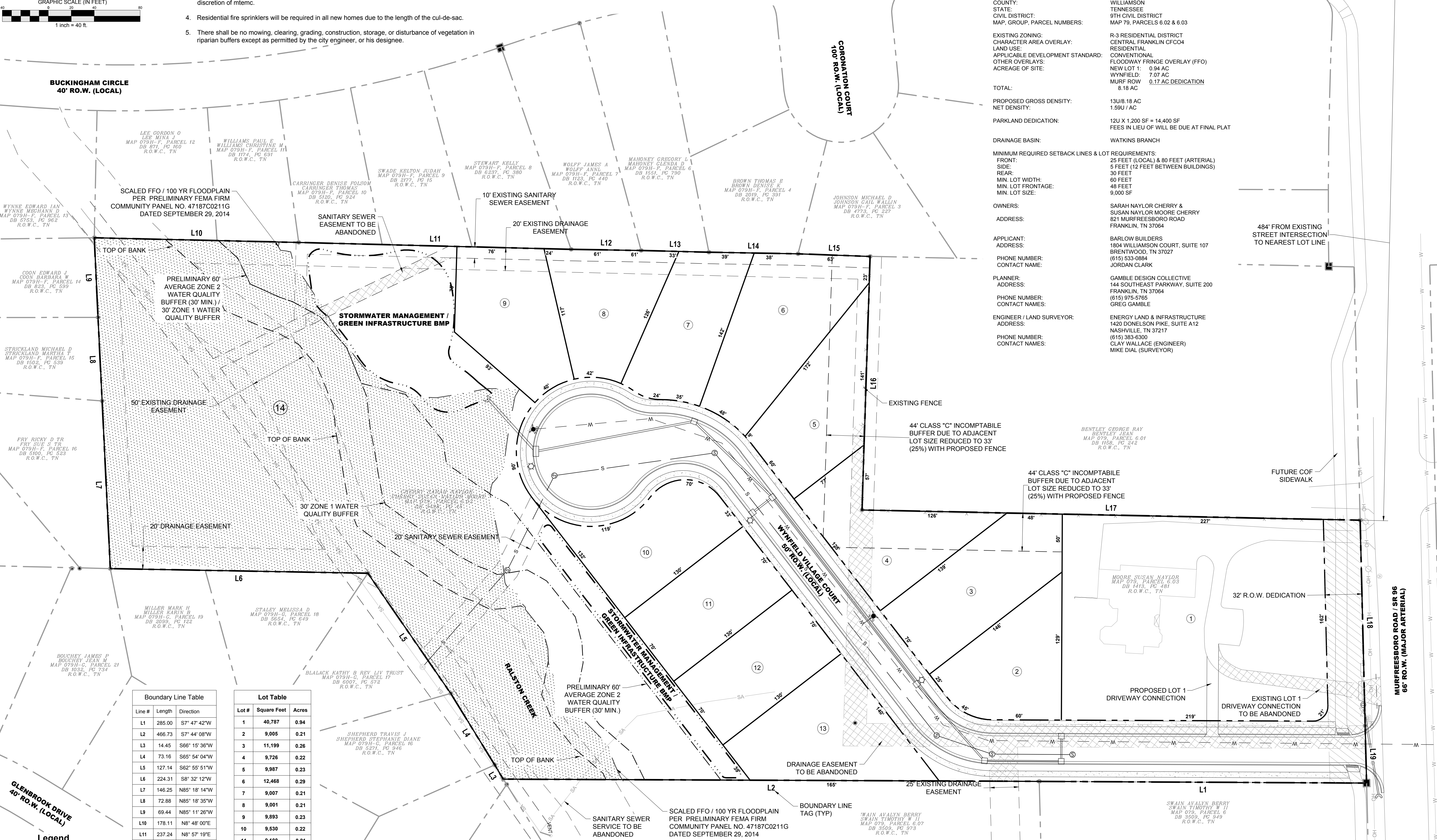
**EXISTING
CONDITIONS
PLAN**

C 1.1



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:	6002
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:	07th 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: 0.84 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 / 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 FRONT:	REQUIREMENTS:
SIDE:	25 FEET (LOCAL) & 80 FEET (ARTERIAL)
REAR:	5 FEET (12 FEET BETWEEN BUILDINGS)
MIN. LOT WIDTH:	30 FEET
MIN. LOT FRONTAGE:	60 FEET
MIN. LOT SIZE:	48 FEET 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) 553-0884
PHONE NUMBER:	JORDAN CLARK
CONTACT NAME:	
PLANNER:	GAMBLE DESIGN COLLECTIVE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 (615) 975-5765
PHONE NUMBER:	GREG GAMBLE
CONTACT NAMES:	
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)



Boundary Line Table		
Line #	Length	Direction
L1	285.00	S7° 47' 42" W
L2	466.73	S7° 44' 08" W
L3	14.45	S65° 15' 36" W
L4	73.16	S65° 54' 04" W
L5	127.14	S62° 55' 51" W
L6	246.21	S8° 32' 12" W
L7	124.25	N85° 54' 04" W
L8	72.88	N85° 18' 35" W
L9	69.44	N85° 11' 26" W
L10	178.11	N8° 48' 00" W
L11	237.24	N8° 57' 19" E
L12	61.01	N8° 23' 36" E
L13	58.98	N8° 58' 28" E
L14	77.66	N8° 30' 45" E
L15	62.83	N8° 35' 47" E
L16	221.02	S80° 40' 01" E
L17	433.87	N80° 40' 01" E
L18	179.16	S83° 54' 01" E
L19	50.00	S83° 54' 44" E

Lot Table		
Lot #	Square Feet	Acres
1	40,787	0.94
2	9,005	0.21
3	11,199	0.26
4	9,726	0.22
5	9,987	0.23
6	12,468	0.29
7	9,007	0.21
8	9,001	0.21
9	9,893	0.23
10	9,530	0.22
11	9,100	0.21
12	9,100	0.21
13	11,620	0.27
Open Square Table		
Lot #	Square Feet	Acres
14	137,629	3.16
ROW Table		
Lot #	Square Feet	Acres
ROW	58,353	1.34

Open Space Table		
Lot #	Square Feet	Acres
14	137,629	3.16

Property Description (Wynfield Village)

Being a parcel of land located in the 9th Civil District of Williamson County, Tennessee, being lands of Sarah and Susan Naylor described in Deed Book 3498 Page 45, Tax Map 79 Parcel 6.02 and lands of Susan Moore described in Deed Book 1413 Page 481, Tax Map 79 Parcel 6.03, and being more particularly described as follows:

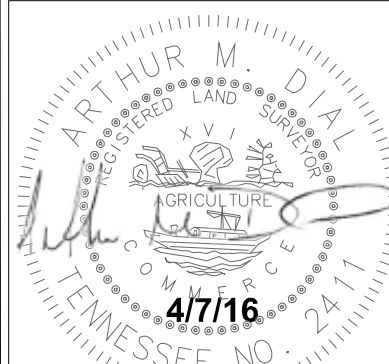
beginning at a concrete monument found along the north margin of Muflessboro road (State Highway 96 ~66' ROW), and being the southeast corner of Axlavt Bery and Timothy W Swain (DB 3509 Page 949); Thence along the East line of Swain, N 07° Deg 47 min 12 Sec E; a distance of 28' 00" to the northeast corner of Swain, and the southeast corner of Swain (DB 3509 Page 973); Thence with the East line of Swain, N 07° Deg 44 Min 08 Sec E; a distance of 466' 73" to a "iron rod found, the northeast corner of Swain and being the South line of Chris and Denise Tabstock (DB 1592 Page 983); Thence along the South line of Tabstock, N 66° 15 Min 36 Sec E; a distance of 14' 45" to a "iron rod found, being the southwest corner of Travis and Stephanie Shepherd (DB 5271 Page 946); Thence along the South line of Shepherd, N 65° 54' 04" Min 04 Sec E; a distance of 73' 16" to a "iron rod found, being the southwest corner of Kathy B. Blalock (DB 5100 Page 946); Thence along the West line of Shepherd, N 24° 12' 36" Min 36 Sec E; a distance of 224' 31" to a "iron rod found, being the southwest corner of Ricky and Sue Fry (DB 5100 Page 922); Thence along the South line of Fry, S 85° 18 Min 14 Sec E; a distance of 146' 25" to a "iron rod found, the southwest corner of Michael and Martha Strickland (DB 1502 Page 539); Thence along the South line of Strickland, S 85° 18 Min 35 Sec E; a distance of 72' 80" to a "iron rod found, the southwest corner of Edward and Barbara Coon (DB 823 Page 599); Thence along the South line of Coon, S 85° 18 Min 21 Sec E; a distance of 69' 44" to the southeast corner of Coon and the west north corner of Gordon and Mina Lee (DB 871 Page 160); Thence along the West line of Lee, S 08° 48 Min 00 Sec E; a distance of 178' 11" to a "iron rod found, the southwest corner of Paul and Christine Williams (DB 1174 Page 691) and the northwest corner of Denise Carringer (DB 5120 Page 924); Thence along the West line of Carringer, S 08° 48 Min 00 Sec E; a distance of 178' 11" to a "iron rod found, the southwest corner of William and Mary Ann Johnson (DB 4773 Page 227); Thence along the West line of Johnson, S 09° 25 Min 41" Sec W; a distance of 62' 83" to a 5/8" iron rod found, being the northeast corner of George and Jean Bentley (DB 1158 Page 242); Thence along the North line of Bentley, N 80° 40 Min 01 Sec E; a distance of 221' 02" to an iron rod set, being the northwest corner of Bentley; Thence along the West line of Bentley, S 09° 25 Min 41" Sec W; a distance of 62' 83" to a 5/8" iron rod found, being the northeast corner of Bentley; Thence along the West line of Bentley, S 09° 25 Min 41" Sec W; a distance of 62' 83" to a 5/8" iron rod found, being the northeast corner of Bentley; Thence continuing along the West line of Bentley, S 09° 25 Min 41" Sec W; a distance of 50' 00" to the point beginning, having an area of 356,404.98 square feet, 8.18 acres, according to a survey by Ben, Land, and Infrastructure on April 16, 2015.



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



**WYNFIELD VILLAGE
PRELIMINARY PLAT
NAYLOR SUBDIVISION, REVISION 3,
RESUBDIVISION OF LOTS 2 AND 3**

CITY OF FRANKLIN PROJECT NO. 6092
FRANKLIN, TENNESSEE[illegible]

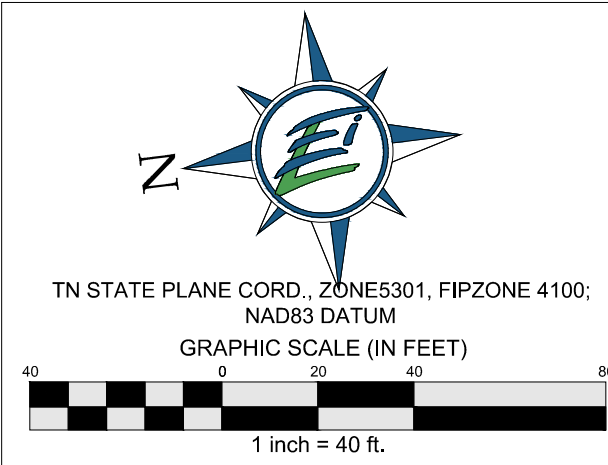
Issue Date:	3/14/16
ELI Project No:	16-11-1101
Drafted By:	LCW
Checked By:	VWE
Sheet Title:	

PRELIMINARY PLAT

Sheet No.

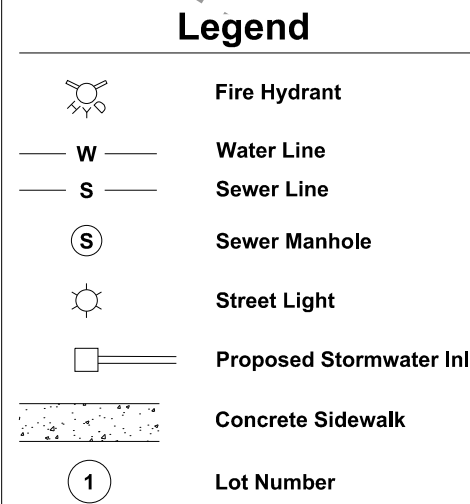
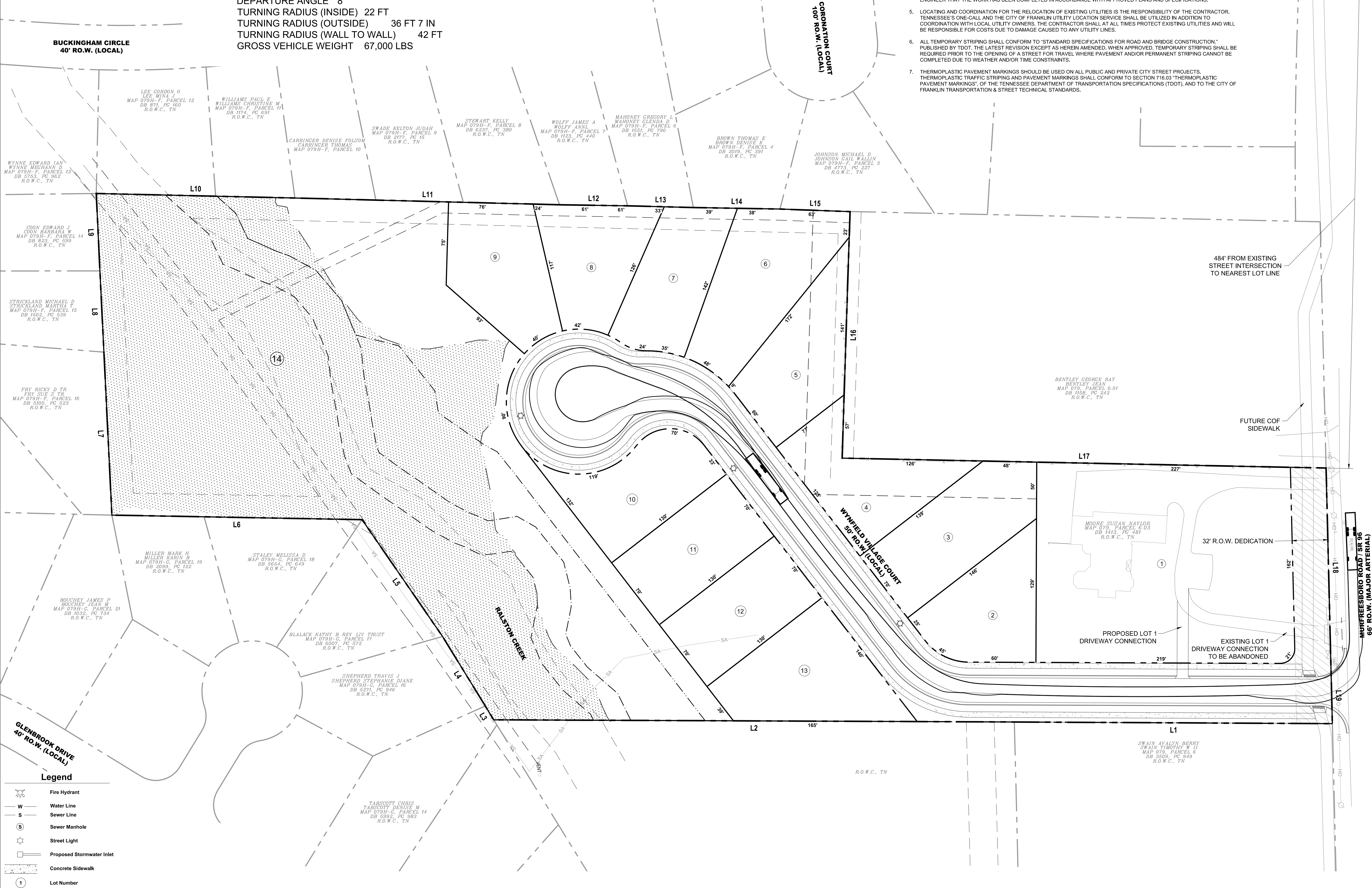
C2.0

Filename: W:\16-11-1101 Wynfield Village\CAD\Production Drawings\Preliminary Plat\Wynfield Village ROW & Access Plan.dwg
Plotted: Thursday, April 07, 2016 8:06 am
By: pierce



CITY OF FRANKLIN TOWER 2 (SUTPHEN SP 100 AERIAL PLATFORM)
LENGTH 51.25 FT
FROM BUMPER TO CENTERLINE OF FRONT AXLE 10 FT
WHEELBASE (FRONT AXLE TO REAR AXLE) 22.25 FT
WIDTH 8.66 FT
TRACK 8.00 FT
LOCK TO LOCK TIME 6 SECONDS
STEERING LOCK ANGLE 42°
APPROACH ANGLE 13°
DEPARTURE ANGLE 8°
TURNING RADIUS (INSIDE) 22 FT
TURNING RADIUS (OUTSIDE) 36 FT 7 IN
TURNING RADIUS (WALL TO WALL) 42 FT
GROSS VEHICLE WEIGHT 67,000 LBS

- R.O.W. & ACCESS GENERAL NOTES**
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TDOT STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 'THERMOPLASTIC PAVEMENT MARKINGS', OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

**WYNFIELD VILLAGE
PRELIMINARY PLAT
NAYLOR SUBDIVISION, REVISION 3,
RESUBDIVISION OF LOTS 2 AND 3**
CITY OF FRANKLIN PROJECT NO. 6092
FRANKLIN, TENNESSEE

Rev.	Date	City of Franklin Comments	Revision Description
1	4/7/16		

Issue Date: 3/14/16
ELI Project No: 16-11-1101
Drafted By: LCW
Checked By: VWB
Sheet Title:
**OVERALL
ROW &
ACCESS PLAN**
Sheet No.
C4.0