

OVERALL EXISTING CONDITIONS



ADJACENT PROPERTY OWNERS WITHIN 500'

MAP PARCEL	PROPR. STREET	OWNER1	OWNER2
063-0103	2070 Del Rio Pk	Gordon Owen Reese	
063-0104	DEL RIO PK	Founders Point HOA	
063-0105	DEL RIO PK	Zaring Homes Inc	
063-0002	1100 Del Rio Ct	Tennessee Valley Authority	
063-0540	750 New HWY 98 W	Franklin Special School Dist	
063 D 01700	547 Bancroft Way	James Robert Brown	Deborah Lynne Brown
063 D 01800	545 Bancroft Way	Robert E Bright	Pamela V Bright
063 D 02000	543 Bancroft Way	John Lee Henson	Sandra Bennett
063 D 01901	541 Bancroft Way	William M Swenness	
063 D 02001	540 Bancroft Way	Timothy A Parker	Marie Parker
063 D 02100	538 Bancroft Way	Nancy Samuel	Ann Samuel
063 D 02100	536 Bancroft Way	Xingyi Guo	Jing Li
063 D 02100	534 Bancroft Way	Shirley Wight	Stephanie L Garrett
063J A 00000	556 Astor Way	Charles V Garrett	
063J A 00000	554 Astor Way	Krista Dale	
063J A 01100	555 Astor Way	Rolling Hollow Prop LLC	
063J A 01200	551 Astor Way	Victoria L Vance	
063J A 01500	704 Amhurst Ct	Venu, Adam	
063J A 01600	706 Amhurst Ct	Shoumenor Annukar	
063J A 01700	709 Amhurst Ct	James L Hough	
063J A 01800	707 Amhurst Ct	David A Cole	
063J A 02000	705 Amhurst Ct	Angela Marie Powell	
063J A 02100	700 Amhurst Ct	Judith Hill	
063J A 02400	702 Amhurst Ct	Tapes Pappalop	
063J A 02000	354 Astor Way	ARP 2014 - B Borrower LLC	
063J A 02000	352 Astor Way	Keith Everett Smith	
063J A 02000	350 Astor Way	Budger Glen R Row Trust	
063J A 02000	348 Astor Way	Ronald Jay Hill	
063J A 02000	344 Astor Way	Kenny M Coleman	Kim M Hill
063J A 02000	342 Astor Way	Christopher Harris	Cara M Harris
063J A 02100	Astor Way	City of Franklin	PO BOX 395
063J A 02100	701 Amhurst Ct	Miss S Bengali	Nitin S Bengali
063J A 02200	359 Astor Way	Victor M Mendez	Cara S Mendez
063J A 02200	355 Astor Way	Benjamin L Harris	Terry Harris
063J A 02400	331 Astor Way	McCoke T & S Family Trust	
063J H 02200	327 Astor Way	Camille T Ford	
063J H 02200	323 Astor Way	Paul V Skovicki	
063J H 01800	608 Doubrooke Ct	Game D Carter	
063J H 01900	606 Doubrooke Ct	Kris Hubbard	Winifred W Hubbard
063J H 02200	604 Doubrooke Ct	James E Spiegel IV	Kimberly J Spiegel
063J H 02200	602 Doubrooke Ct	Henry J Senel	Hannah N Senel
063J F 02200	1105 Wedgewood Dr	Timothy J Forbes	Ann T Forbes
063J F 02200	1103 Wedgewood Dr	Thomas Coffman	Terri Coffman
063J F 02200	1113 Wedgewood Dr	Roger E Patterson	Patricia Patterson
063J F 02200	105 Wedgewood Ct	Catherine C Ganser	Robert M Chiles
063J F 02400	1115 Wedgewood Dr	Hansel Jonathan Eason	Magdalena Ann Eason
063J F 02200	1113 Wedgewood Dr	Kean Patterson	Tasiana Patterson
063J F 02200	1108 Wedgewood Dr	Pescos Trust Company Custodian	
063J F 02100	1104 Wedgewood Dr	Scott H Moore	Mary L Moore
063J 00000	1109 Del Rio Ct	Gerardo Ruiz	Ada Ruiz
063G C 00000	605 Edwards Dr	Daryl W Sanders	Janice H Sanders
063G C 00000	603 Edwards Dr	Jennifer Hart	
063G C 00000	789 Edwards Dr	James E Baugh	Mary R Baugh
063 00000	915 Rebel Cir	Stanley A Christiansen	Candice A Delasche Christiansen
063 00000	Hillboro Rd	Anderson Family Partnership	
063 00000	1100 Del Rio Ct	Tennessee Valley Authority	
063 00000	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	
063 00000	DEL RIO PK	ANDERTON FAMILY PARTNERSHIP	
063 00000	2060 DEL RIO PK	REITLER RYAN	REITLER INGRID
063 00000	1108 HILLSBORO RD	F-L FARMS LLC	GLENN BETTY LOU TR
063 00000	512 ALLEN AVE	HORTON ALDEN JR	HORTON JULI
063 00000	514 ALLEN AVE	ANDERSON ADAM L	ANDERSON JENNIFER P
063 00000	516 ALLEN AVE	HARRIS ROBERT CLYDE JR	HARRIS KIMBERLY A
063 00000	517 CRAFTON AVE	PARRISH EDWARD J	PARRISH ELISE
063 00000	515 CRAFTON AVE	SAMS TIMOTHY A	SAMS MA
063 00000	513 CRAFTON AVE	CATHER ROBERT DALE JR	CATHER SHEILA
063 00000	512 CRAFTON AVE	MURDO NICOLE	MURDO CALLEN BROWN
063 00000	514 CRAFTON AVE	CHALK FRANKIE A	CAGLE DEBRA L
063 00000	512 REBEL CIR	SMITHSON OVERALL S TR	SMITHSON ROBBIE A
063 00000	514 REBEL CIR	CANN FRANK A II	CANN KALI M
063 00000	512 REBEL CIR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	514 VICTORIA DR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	512 VICTORIA DR	SHEPHERD WILLIAM GENE	SHEPHERD ALMA P
063 00000	510 REBEL CIR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	508 REBEL CIR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	506 REBEL CIR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	504 REBEL CIR	STATE OF TENNESSEE	STATE OF TENNESSEE
063 00000	502 REBEL CIR	CHRISTIANSEN BRADLEY A	CHRISTIANSEN CAROLINE A
063 00000	500 REBEL CIR	HOCH TIMOTHY J	HOCH ELIZABETH F
063 00000	498 REBEL CIR	COBBINS NORMAN WADE	ASHLAN MERCAN
063 00000	496 REBEL CIR	ASHLAN MEMET	TERRY ROCK
063 00000	494 REBEL CIR	TERRELL BLUE G	JOHNS KAREN L
063 00000	492 REBEL CIR	JOHNS JAMES E	LONG CAROLYN
063 00000	490 REBEL CIR	LONG VINCENT LEO JR	
063 00000	488 REBEL CIR	BATTERFIELD LESLIE J	
063 00000	486 REBEL CIR	FOURNE DONALD R	
063 00000	484 REBEL CIR	LIST PAUL J	
063 00000	482 REBEL CIR	HICKSON ROBERT D JR	
063 00000	480 REBEL CIR	HICKLESS STEPHANIE	ROCHAMON TERRY
063 00000	478 REBEL CIR	FELDS WILLIAM H	FELDS HELEN
063 00000	476 REBEL CIR	L CHARLES	SAH WEI
063 00000	474 REBEL CIR	RAY BILLY D	RAY TONY W
063 00000	472 REBEL CIR	PREST EARL D	PREST KACIM J
063 00000	470 REBEL CIR	WILSON KENNETH W	WILSON CONNIE W
063 00000	468 REBEL CIR	HERNANDEZ AMARCO	ROMERO LAURA MARIA
063 00000	466 REBEL CIR	HARRIS TERRY MORISAN	LANG ANDREW ROBERT
063 00000	464 REBEL CIR	WHITLEY JAMIE LEDON	MARTIN AMBER J
063 00000	462 REBEL CIR	HARRIS THOMAS L	PATTON MINNIE L
063 00000	460 REBEL CIR	MARTIN JUSTIN E	NUNEZ MERCEDES A
063 00000	458 REBEL CIR	PATTON MINNIE L	
063 00000	456 REBEL CIR	MUNEZ FRANCISCO S	
063 00000	454 REBEL CIR	CAUILL DEBRA K	
063 00000	452 REBEL CIR	RENFROE JERN L	RENFROE CARMEN C
063 00000	450 REBEL CIR	SMITH MARK S	SMITH MELISSA B
063 00000	448 REBEL CIR	SMITHONS JAS NATHAN	WHERRY HENRIETTA J
063 00000	446 REBEL CIR	WHERRY VM EVERETT	SAVAGE LISA
063 00000	444 REBEL CIR	SAVAGE PHIL	SAZBO LINDA
063 00000	442 REBEL CIR	SAZBO JAMES	LUNA PHELIPS J
063 00000	440 REBEL CIR	GINN JOHN ROBERT	GINN JENNIFER H
063 00000	438 REBEL CIR	REILLY FRANK E	REILLY DA LOUISE
063 00000	436 REBEL CIR	FRAZER JONATHAN	FRAZER LINSEY
063 00000	434 REBEL CIR	KITSMILLER PATRICIA L	FOLEY HEATHER L
063 00000	432 REBEL CIR	UNION JEFFREY Z	RASBAND GEORGE T
063 00000	430 REBEL CIR	RASBAND MALINDA	HATCHER WANDA C TR
063 00000	428 REBEL CIR	HATCHER NORMAN GENE TR	
063 00000	426 REBEL CIR	ELLIOTT DANIEL	
063 00000	424 REBEL CIR	DEPATTA SARAH M	
063 00000	422 REBEL CIR	HAGAN MICHAEL C	
063 00000	420 REBEL CIR	ADD LISA MAE	
063 00000	418 REBEL CIR	CHRISBERGER MARGARET A	EHRNSTEINER ANN M
063 00000	416 REBEL CIR	CLOVERBERRY ANDREW V	CLOVERBERRY ANN M
063 00000	414 REBEL CIR	BEILD CHRISTY F	BEILD THOMAS J JR
063 00000	412 REBEL CIR	GENTRY JOE W	GENTRY SYBILLE J
063 00000	410 REBEL CIR	PERNOLD ABIE DENISE	LAYTON EMILY
063 00000	408 REBEL CIR	LAYTON FORREST	MCALL CHARLES TR
063 00000	406 REBEL CIR	BERRY BRIAN RAY	HOCKASSIAN GUYOND
063 00000	404 REBEL CIR	GOODALL NC BUILDERS	GOODALL NC BUILDERS
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OVERALL EXISTING CONDITIONS



SITE DATA:

PROJECT NAME:	ORIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN, REV. 3
PROJECT NUMBER:	6145
SUBDIVISION:	ORIZER POINT
LOT NUMBER:	N/A
ADDRESS:	DEL RIO PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 63, PARCEL 3.01 (NEW PARCEL)
EXISTING ZONING:	S-DR & AG
PROPOSED ZONING NEW PARCEL:	S-DR (0.57)
CHARACTER AREA OVERLAY:	VHCO 2 & 3
OTHER APPLICABLE OVERLAYS:	FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AREA:	ORIGINAL RIZER POINT AREA: 35.94 AC 63-000301 (NEW PARCEL) AREA: 35.14 AC TOTAL AREA: 71.08 AC
OVERALL DENSITY:	1.62 UNITS/AC TOTAL SITE 2.64 UNITS/AC ORIGINAL PUD AREA 0.57 UNITS/AC NEW PROPERTY

MINIMUM REQUIRED SETBACK LINES:
SEE LOT DIAGRAMS

OWNER (ORIZER POINT MASTER DEVELOPER)	GOODALL INC BUILDERS
CONTACT ADDRESS	JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 judington@goodallhomes.com
OWNER (PARCEL 3.01)	F-L FARMS
ADDRESS	4720 HARPEH PEYTONSVILLE RD THOMPSON STATION, TN 37179
APPLICANT:	GOODALL HOMES
ADDRESS	393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 judington@goodallhomes.com
OFFICE PHONE	
CONTACT	JACK LUDINGTON
EMAIL ADDRESS	judington@goodallhomes.com

BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	.49
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY:	1.62 DUA (TOTAL SITE)
TREE CANOPY:	6.54 AC (9.2%) EXISTING
PARKLAND (IF APPLICABLE):	DEDICATION OF GREENWAY TRAIL AREA (58x1200 SF) + (60x600 SF) = 90,000 SF 78,000 SF ORIGINAL PUD 12,000 SF REVISION 3 27.04, (49.7% PUD SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	15% (10.66 AC)
FORMAL OPEN SPACE REQUIRED:	33% (3.52 AC)
FORMAL OPEN SPACE REQUIRED:	66% (7.04 AC)

EXISTING TREE CANOPY:

TOTAL EXISTING CANOPY:	6.54 AC (9.2%)
REQUIRED PRESERVATION:	54%, 3.53 AC
TREE CANOPY AREA A:	3.03 AC (ORIGINAL RIZER POINT PROPERTY)
TREE CANOPY AREA B:	3.51 AC (NEW PROPERTY)

SOIL TYPES

ArB	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
BsD3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point on a line.

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point on a line.

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.

Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.

Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.

Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.

Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.

NOTES

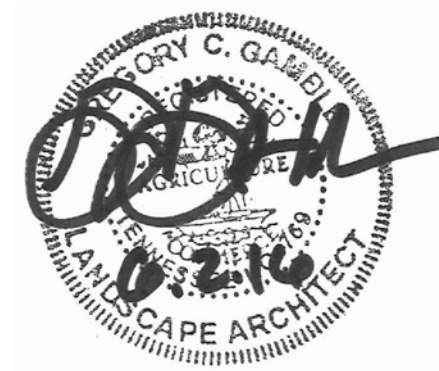
1. A PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA, ZONE AE, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 47187C0184F & 47187C0192F, DATED SEPT 2006, ELEVATION VARIES 625.0-625.5.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ORIZER POINT PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

COF PROJECT NO. xxxx



rev. date

1 June 2, 2016

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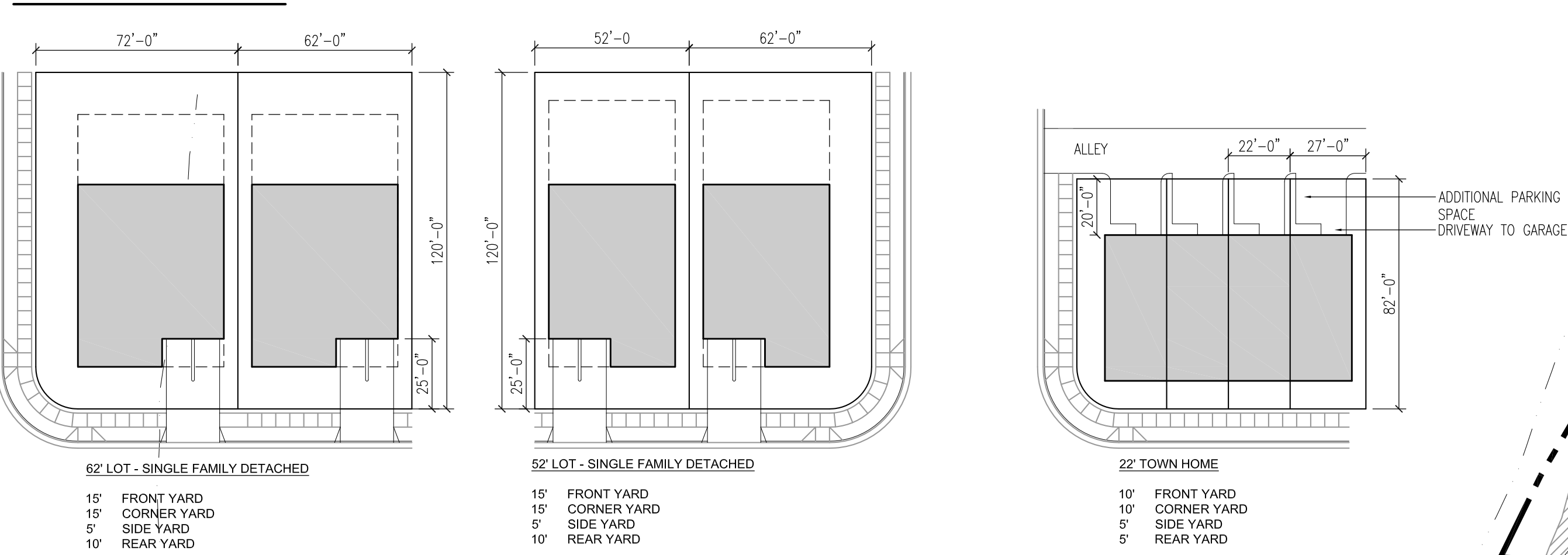
MAY 9, 2016

S H E E T

C1.1

EXISTING
CONDITIONS

LOT STANDARDS



CONNECTIVITY INDEX

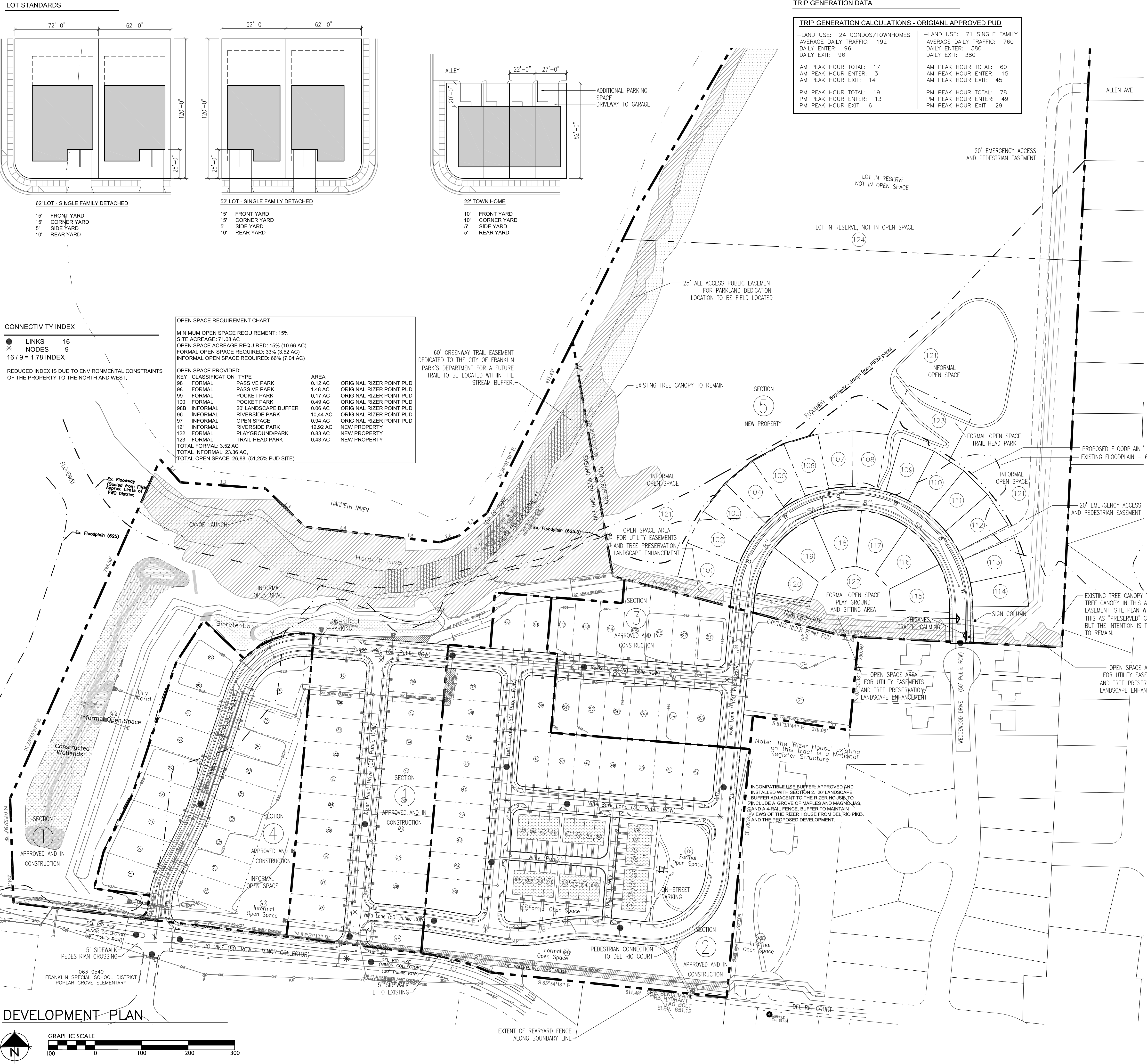
LINKS 16
 NODES 9
 16 / 9 = 1.78 INDEX

REDUCED INDEX IS DUE TO ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY TO THE NORTH AND WEST.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
 SITE ACREAGE: 71.08 AC
 OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

KEY	CLASSIFICATION	AREA	ORIGINAL RIZER POINT PUD
98	FORMAL PASSIVE PARK	0.12 AC	ORIGINAL RIZER POINT PUD
98	FORMAL PASSIVE PARK	1.48 AC	ORIGINAL RIZER POINT PUD
99	FORMAL POCKET PARK	0.17 AC	ORIGINAL RIZER POINT PUD
100	FORMAL POCKET PARK	0.49 AC	ORIGINAL RIZER POINT PUD
98B	INFORMAL 20' LANDSCAPE BUFFER	0.06 AC	ORIGINAL RIZER POINT PUD
96	INFORMAL RIVERSIDE PARK	10.44 AC	ORIGINAL RIZER POINT PUD
97	INFORMAL OPEN SPACE	0.94 AC	ORIGINAL RIZER POINT PUD
121	INFORMAL RIVERSIDE PARK	12.92 AC	NEW PROPERTY
122	FORMAL PLAYGROUND/PARK	0.83 AC	NEW PROPERTY
123	FORMAL TRAIL HEAD PARK	0.43 AC	NEW PROPERTY
TOTAL FORMAL: 3.52 AC			
TOTAL INFORMAL: 23.36 AC			
TOTAL OPEN SPACE: 26.88 (51.25% PUD SITE)			



DEVELOPMENT PLAN



SITE DATA:

PROJECT NAME: RIZER POINT PUD SUBDIVISION
 PROJECT NUMBER: DEVELOPMENT PLAN, REV. 3
 SUBDIVISION: 6145
 LOT NUMBER: RIZER POINT
 ADDRESS: N/A
 CITY: DEL RIO PIKE
 COUNTY: FRANKLIN, TN
 STATE: WILLIAMSON
 CIVIL DISTRICT: TENNESSEE
 MAP, GROUP, PARCEL NUMBERS: 14TH CIVIL DISTRICT
 EXISTING ZONING: MAP 63, PARCEL 3.01 (NEW PARCEL)
 PROPOSED ZONING: S-DR & AG
 CHARACTER AREA OVERLAY: S-DR (2.11)
 OTHER APPLICABLE OVERLAYS: WHC0 2 & 3
 APPLICABLE DEVELOPMENT STANDARD: FFO, FWO
 TOTAL AREA: CONVENTIONAL
 ORIGINAL RIZER POINT AREA: 35.94 AC
 63-000301 (NEW PARCEL) AREA: 35.14 AC
 TOTAL AREA: 71.08 AC
 1.62 UNITS/AC TOTAL SITE
 2.64 UNITS/AC ORIGINAL PUD AREA
 0.57 UNITS/AC NEW PROPERTY
 1.88 UNITS/AC

OVERALL DENSITY:

NET DENSITY (MINUS ROW & 24 AC FWO OVERLAY): 16.68 AC LOT IN RESERVE
 NET DENSITY (MINUS ROW & 24 AC FWO OVERLAY): 2.79 UNITS/AC
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
 24 TOWN HOME (CURRENT RIZER POINT PUD)
 71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
 20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE:
 TOTAL ACREAGE BY USE, ENTIRE SITE:
 16.68 AC LOT IN RESERVE
 26.88 AC OPEN SPACE
 5.92 AC ROW
 21.52 AC RESIDENTIAL LOTS

TOTAL ACREAGE BY USE, PER SECTION:

SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	-AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	3.69 AC	14.18 AC	17.87 AC

MINIMUM REQUIRED SETBACK LINES:
 SEE LOT DIAGRAMS

OWNER (RIZER POINT MASTER DEVELOPER):
 CONTACT: GOODALL INC BUILDERS
 ADDRESS: JACK LUDINGTON
 393 MAPLE STREET, SUITE 100
 GALLATIN, TN 37066
 615-451-5029
 j.ludington@goodallhomes.com

OWNER (PARCEL 3.01):
 ADDRESS: F-L FARMS
 4720 HARPETH PEYTONSVILLE RD
 THOMPSON STATION, TN 37179

APPLICANT:
 ADDRESS: GOODALL HOMES
 393 MAPLE STREET, SUITE 100
 GALLATIN, TN 37066
 615-451-5029
 j.ludington@goodallhomes.com

BUILDING SQUARE FOOTAGE:
 BUILDING HEIGHT: 1,700 SF - 4,200 SF
 LANDSCAPE SURFACE RATIO: 2 STORIES
 MINIMUM LANDSCAPE SURFACE RATIO: .20
 MINIMUM PARKING REQUIREMENT: 2 PER SINGLE FAMILY HOME
 MAXIMUM PARKING LIMIT: 2 PER SINGLE FAMILY HOME
 PARKING PROVIDED: 1.62 DIA (TOTAL SITE)
 RESIDENTIAL DENSITY: 6.54 AC (9.2%) EXISTING
 TREE CANOPY: 6.54 AC (9.2%) EXISTING
 DEDICATION OF GREENWAY TRAIL AREA
 (35x1200 SF) + (80x600 SF) = 90,000 SF
 78,000 SF ORIGINAL PUD
 12,000 SF REVISION 3
 27.04 (49.7% PUD SITE)

OPEN SPACE:
 OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)
 FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: WHC0 2 & 3
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD. IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE APPROVED RIZER POINT PUD AND ADJACENT NEIGHBORHOOD EAST AND SOUTH OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

DESIGN CONCEPT

THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

LOCAL COMPATIBILITY

NO CHANGE IS PROPOSED FOR THE EXISTING PUD AREA. THIS REVISION IS TO INCLUDE ADDITIONAL PROPERTY TO THE NORTH EAST. THIS PROPERTY ADDITION IS DESIGNED WITH LOTS CONSISTENT WITH NEIGHBORHOODS ALONG THE DEL RIO PIKE COORDIOR.

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
 115 SFU * 350 GPD = 40,250 GPD

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

REPURIFIED (REUSE) WATER FACILITIES
 REUSE WATER IS AVAILABLE, AND WILL BE UTILIZED FOR COMMON AREAS OWNED AND MAINTAINED BY THE RIZER POINT HOMEOWNERS ASSOCIATION.

STREET NETWORK
 THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT.

DRAINAGE FACILITIES
 THE PROPERTY DRAINS NORTH INTO THE HARPETH RIVER AND WEST INTO THE RETENTION AREA CREATED WITH THE ORIGINAL RIZER POINT PUD.

POLICE AND FIRE
 FIRE STATION: HWY 96-3.6 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 2.06 MILES DRIVING DISTANCE

RECREATION FACILITIES
 WILLIAMSON COUNTY RECREATION FACILITY - 1.8 MILES FROM THE PROPERTY

PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
 115 X .64 = 73.6 STUDENTS

REFUSE COLLECTION
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

RESTRICTIVE COVENANTS
 THE RIZER POINT HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATION AREAS, AND TOWN HOME YARDS.



GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

RIZER POINT PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064



rev. date
 JUNE 2, 2016

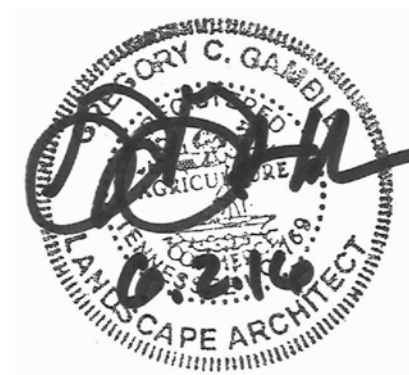
MAY 9, 2016

SHEET

C2.0

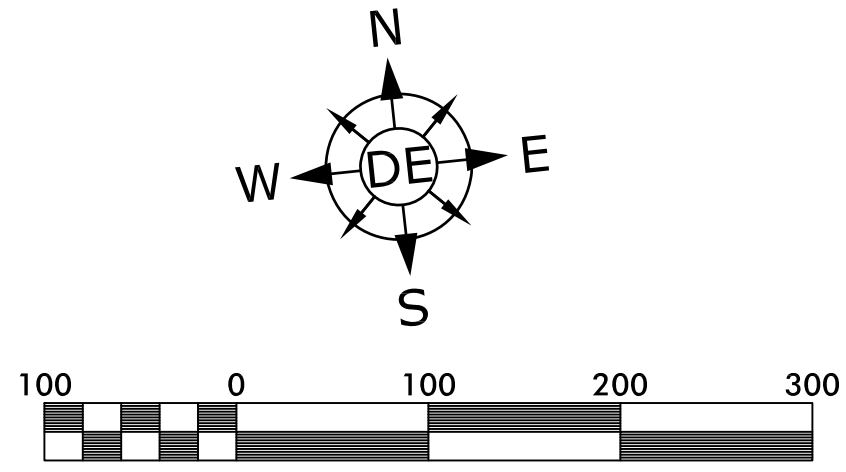
OVERALL
 DEVELOPMENT PLAN

COF PROJECT NO. xxxx



rev.	date
1	JUNE 2, 2016
MAY 9, 2016	

- TYPICAL ARCHITECTURE NOTES:
1. SINGLE FAMILY DETACHED HOMES DESIGNED FOR LOTS WITH GARAGE ACCESSED FROM THE FRONT-FACING STREET WITH GARAGE ATTACHED.
 2. ONE TO TWO STORIES IN HEIGHT.
 3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
 4. GARAGE IS SETBACK 10 FEET FROM THE FRONT FASCAD.
 5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
 6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPERATION BETWEEN.



Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

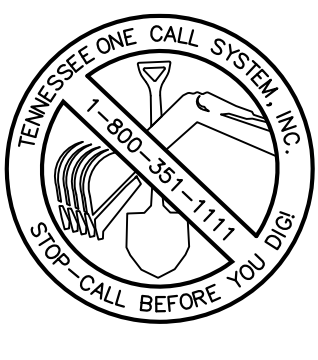
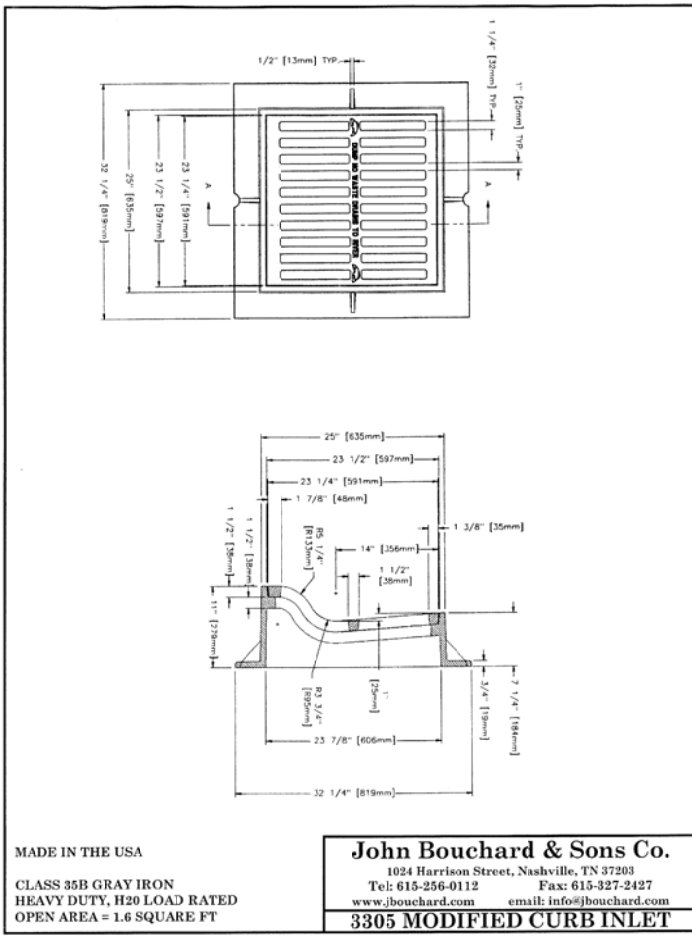
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Developer
Goodall Inc. Builders
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Flood Note
A Portion of this Property is Located Within a Flood Hazard Area, Zone AE, As Shown on Map Panel Number 47187C0184F & 47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: August 29, 2014
100 Year Floodplain Elevation 625.0

Site Benchmark
Tag Bolt of Existing Fire Hydrant Located Near the Southeast Corner of the Subject Property, Approximately 100 feet West of the Terminus of Del Rio Court. NGVD Elevation 651.12.

- Notes:**
- 1) All lots as shown will be located 100% out of the floodplain. The floodplain shall be balanced at a minimum of a 1:1 ratio.
 - 2) Floodplain alteration will not decrease storage capacity. This section of the Harpeth River is not located in a damage reach.
 - 3) Alterations of the floodplain are to occur in a method that will provide improved water quality, recreational value, and a natural habitat. This alteration will be an improvement upon existing agricultural use and fallow conditions.
 - 4) The applicant shall obtain a floodplain development permit and complete floodplain alteration prior to the submittal of a site plan. Once a final letter of map revision has been issued from FEMA, the applicant shall go to the BZA to have the FFO Zoning boundary revised. After BZA has revised the FFO, the applicant may submit a site plan for any lots not within the newly delineated FFO.
 - 5) Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.



Revisions:


Drawing Notes:
COF Project # 6145

Date: June 2, 2016

Rizer Point PUD

Section 5 Development Plan

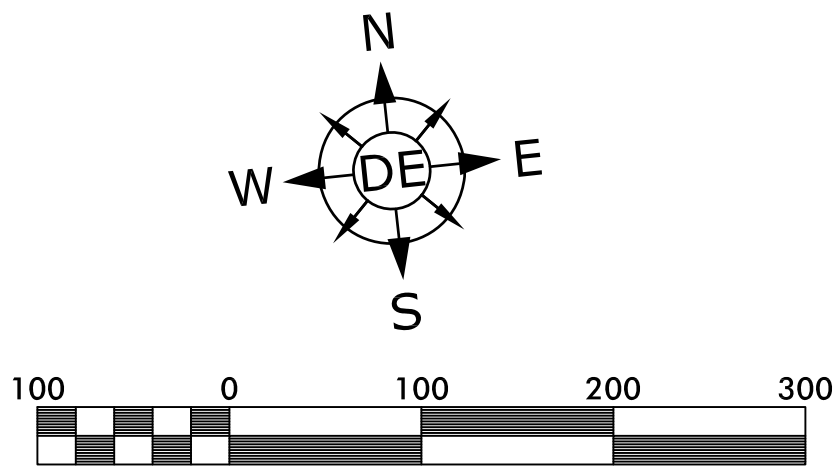
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



DEWEY
ENGINEERING

Overall Grading
& Drainage Plan

C3.0



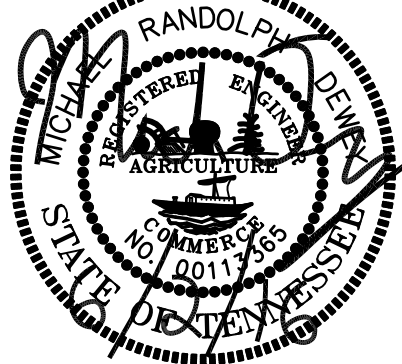
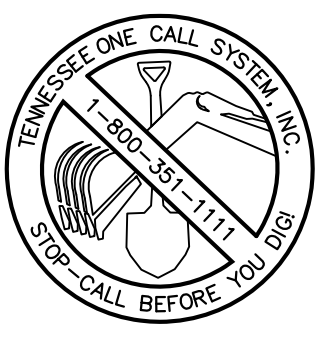
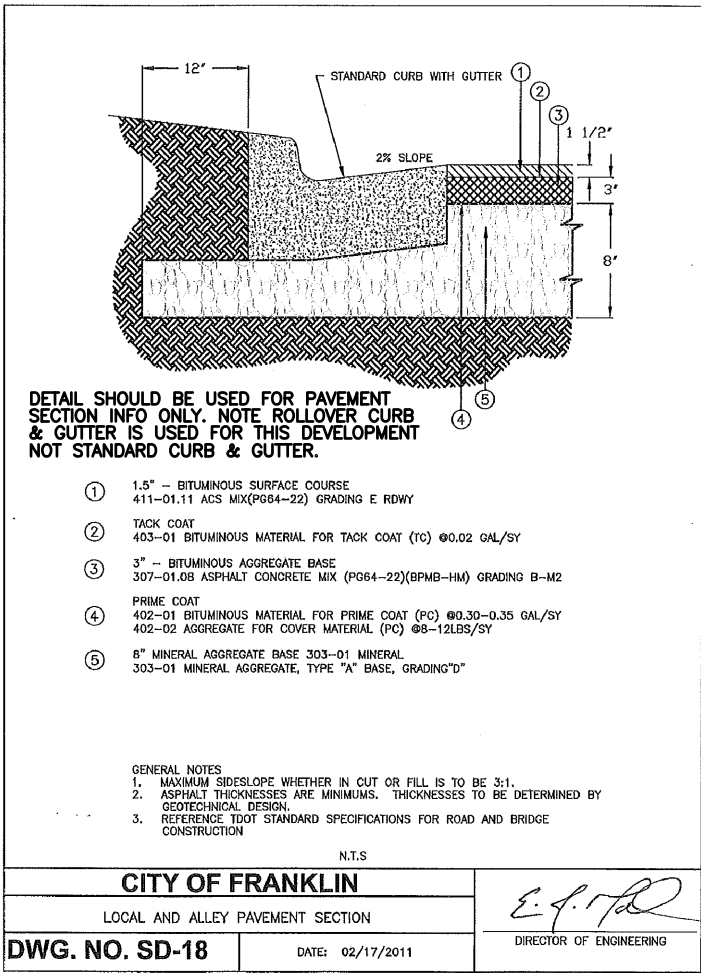
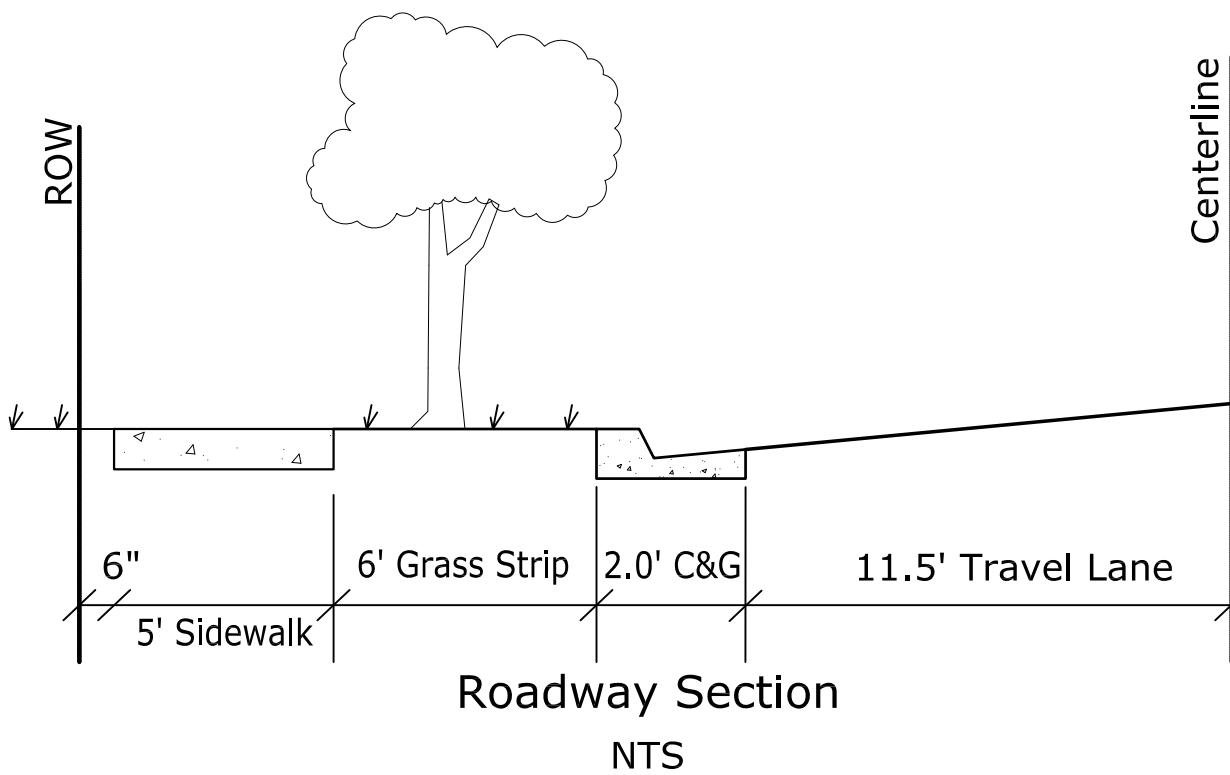
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Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Developer
Goodall Inc. Builders
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

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Revisions:

Drawing Notes:
COF Project # 6145

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Rizer Point PUD

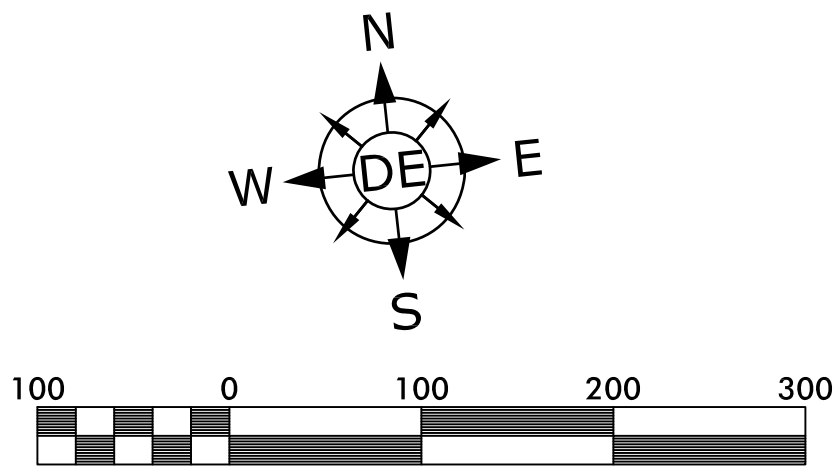
Section 5 Development Plan

Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee

DEWEY
ENGINEERING

Overall ROW & Access Plan

C4.0



Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Developer
Goodall Inc. Builders
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

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Dated Sept. 29, 2006.
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*Note: Preliminary FIRM
Dated: August 29, 2014
100 Year Floodplain Elevation 625.0

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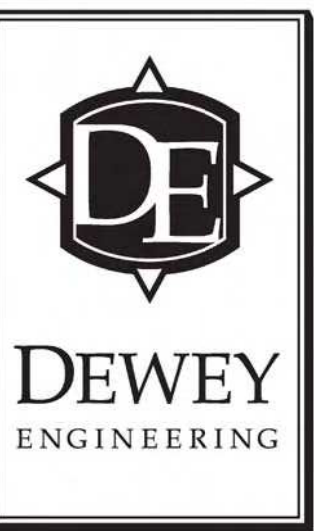
Revisions:

Drawing Notes:
COF Project # 6145

Date: June 2, 2016

Rizer Point PUD Section 5 Development Plan

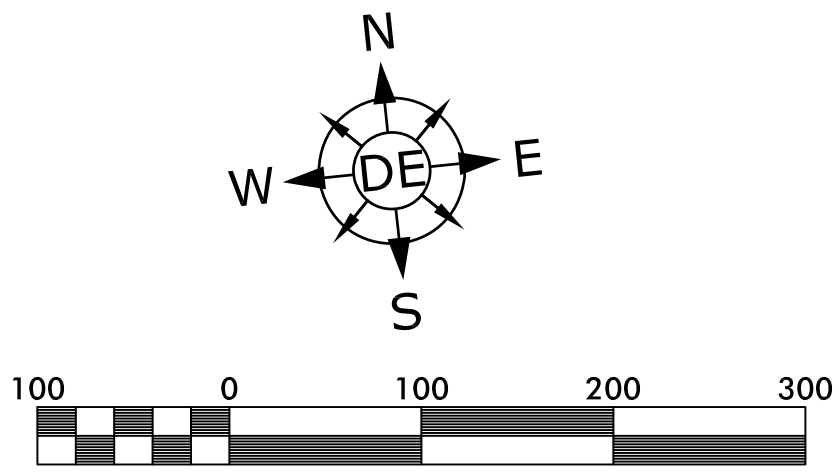
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



AutoTurn
Exhibit

C4.1





Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

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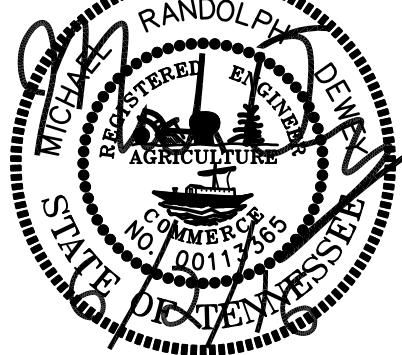
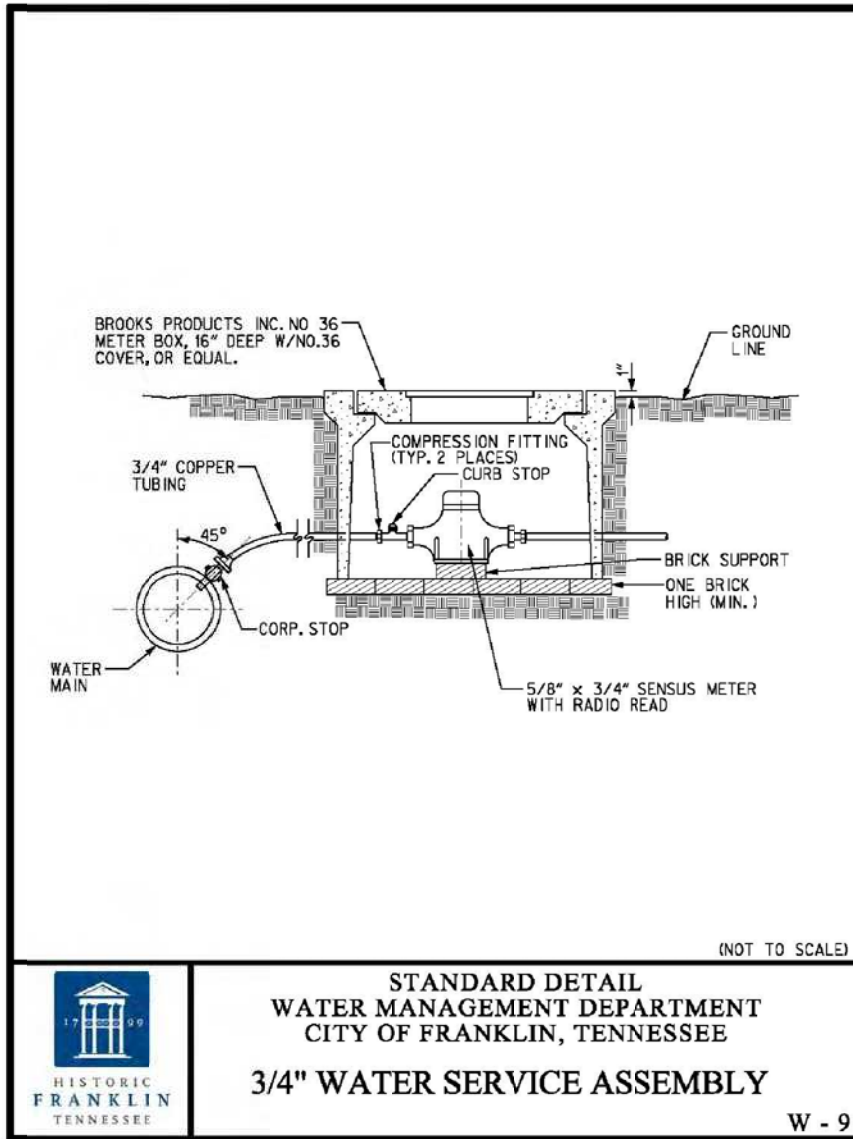
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100 Year Floodplain Elevation 625.0

Site Benchmark
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Utility Plan Legend

- PROP. STORM CULVERT
- PROP. 8" WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 8" WATER MAIN (DEL RIO COURT)
- EX. 12" WATER MAIN (SOUTH PROP. LINE)
- EX. 16" RECLAIMED WATER MAIN
- EX. 14" DUCTILE IRON FORCEMAIN
- EX. OVERHEAD ELECTRIC (DOWNS BLVD)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Note:
Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities, such as cable television, electrical (excluding transformer), gas, sewer, telephone, and water lines shall be placed underground.

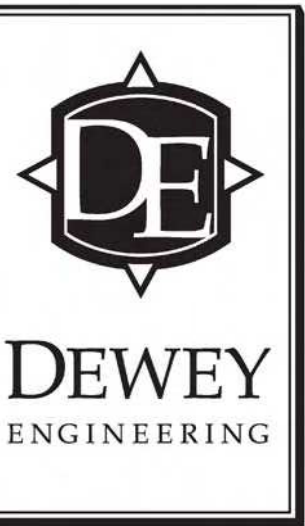


Revisions:

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COF Project # 6145

Date: June 2, 2016

Rizer Point PUD
Section 5 Development Plan
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



Overall Utility Plan

C5.0