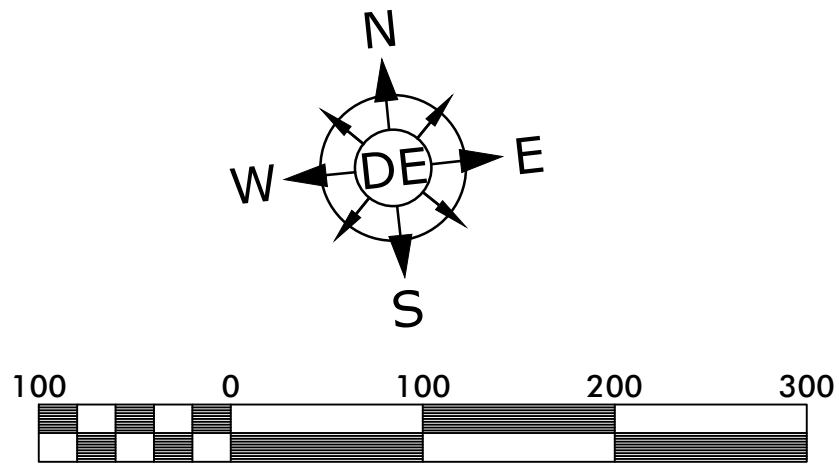




Scale 1" = 100'
Total Site Area = 68.79 ac
Section 5 Area = 14.04 ac

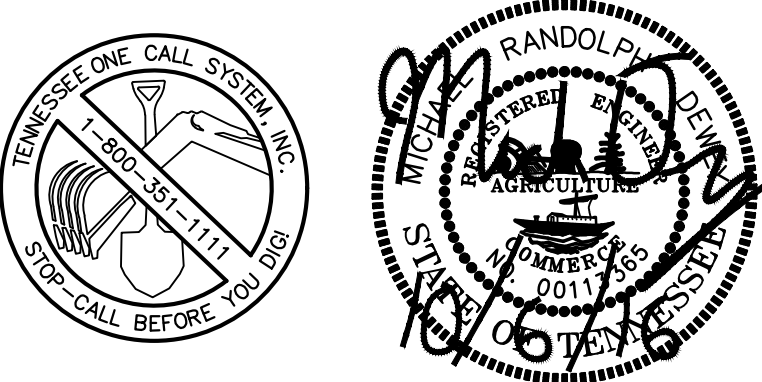
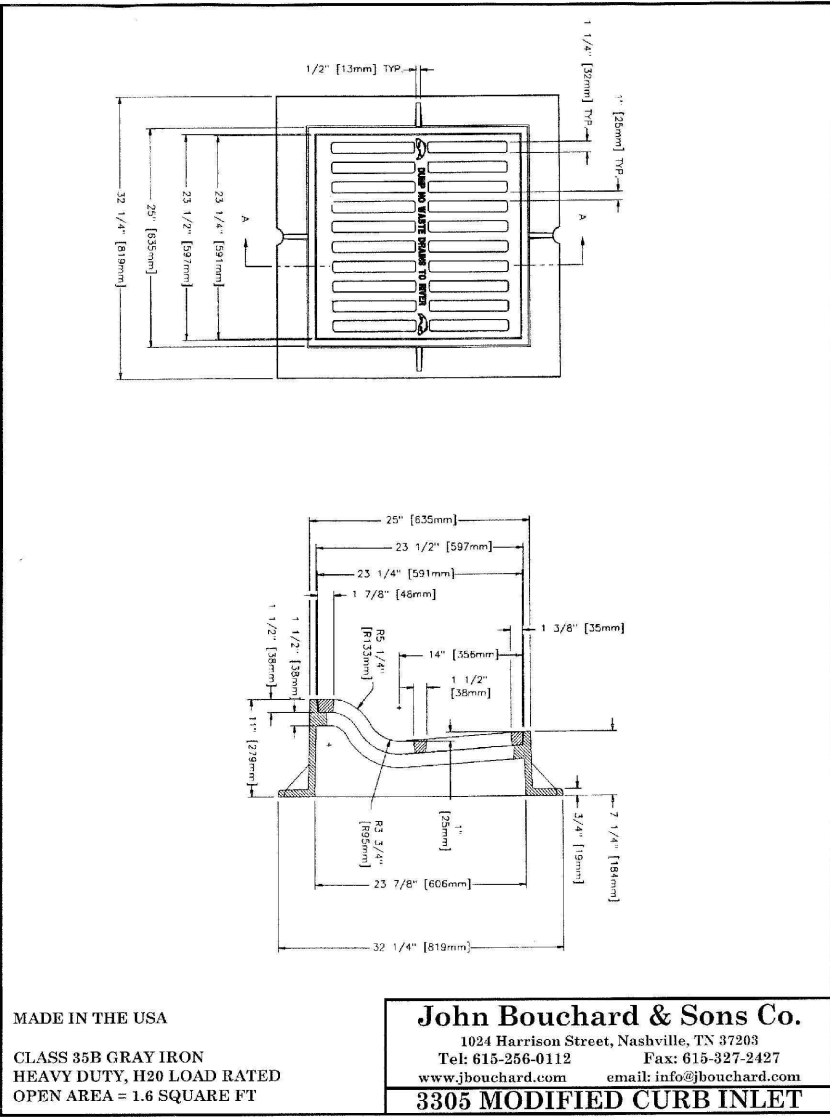
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

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: December 22, 2016
100 Year Floodplain Elevation 625.0

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

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 residential lots as shown will be located 100% out of the floodplain. A portion of the Open Space lots is in the floodplain and floodway. 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: October 6, 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