

RIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN

REVISION 3

ADDITION OF PROPERTY IDENTIFIED AS MAP 63, PARCEL 3.01 TO THE RIZER POINT PUD
FRANKLIN, TENNESSEE

OWNER/APPLICANT:

GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

PLANNER/LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

CIVIL ENGINEER:

DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401.9956
mdewey@dewey-engineering.com

SURVEYOR (NEW TRACT):

GREG TERRY
JAMES TERRY & ASSOCIATES
211 DONELSON PIKE
SUITE 6
NASHVILLE, TENNESSEE 37214
615.490.6920
greg.jta@comcast.net

REVISION 3 SUMMARY:

THIS DEVELOPMENT PLAN REVISION IS TO INCLUDE A NEW SECTION, SECTION 5, TO THE OVERALL PUD. SECTION 5 IS AN ADDITIONAL PARCEL (+/- 14.04 AC) AND 16 NEW SINGLE FAMILY DETACHED HOMES. THE OTHER FOUR SECTIONS OF THE ORIGINAL RIZER POINT PUD HAVE APPROVED SITE PLANS AND ARE EITHER IN CONSTRUCTION OR COMPLETE. NO CHANGE IS PROPOSED TO SECTIONS 1-4.

MODIFICATION OF STANDARDS REQUEST:

- EXTERNAL STREET CONNECTIVITY. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.4 (2) (d) WHICH REQUIRES STREET CONNECTIONS TO THE ADJACENT WEDGWOOD DRIVE.
- CUL-DE-SAC LENGTH. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.8 (1) (d) WHICH STATES THAT THE MAXIMUM LENGTH OF A CUL-DE-SAC IS 500. THE LENGTH OF THE CUL-DE-SAC PROPOSED IS 703.



INDEX OF SHEETS

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C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS PLAN
C 4.1	AUTO-TURN EXHIBIT
C 5.0	OVERALL UTILITY PLAN

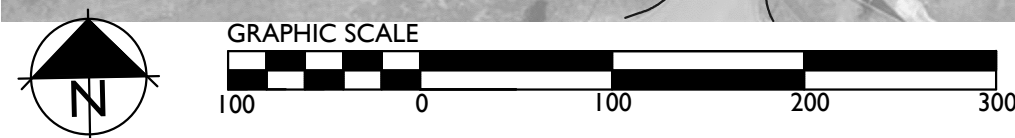


COF # 6251
INITIAL SUBMITAL: SEPTEMBER 12, 2016
REVISED: OCT. 6, 2016

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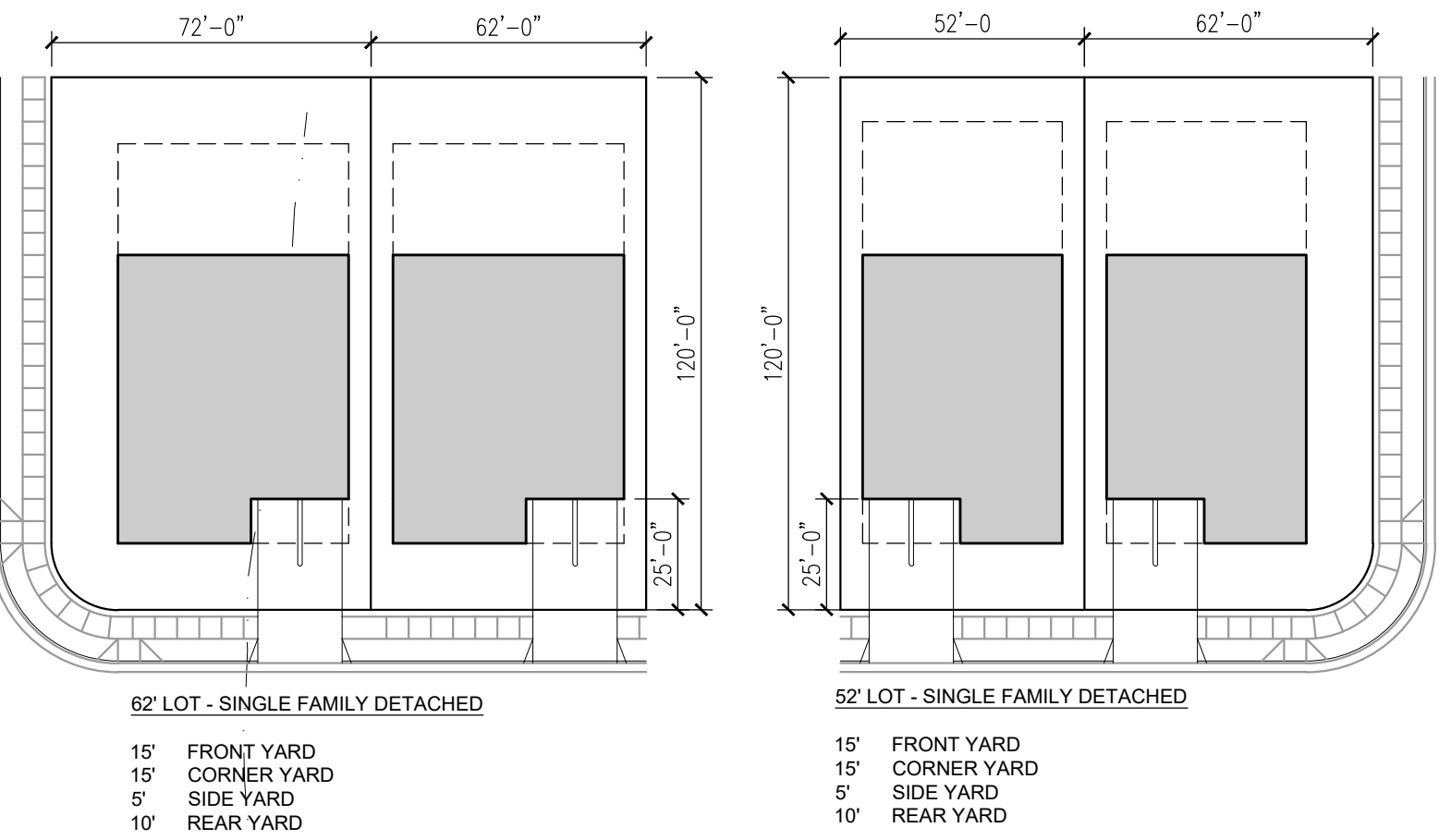
SOIL DESCRIPTIONS		
ArB	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
Bu3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
HdD	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%





EXISTING CONDITIONS

LOT STANDARDS



OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
 SITE ACREAGE: 49.80 AC
 OPEN SPACE ACREAGE REQUIRED: 15% (7.47 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (2.49 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (4.98 AC)

KEY CLASSIFICATION	TYPE	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
99B	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	9.77 AC	NEW PROPERTY
122	FORMAL TRAIL HEAD PARK	0.30 AC	NEW PROPERTY
TOTAL FORMAL PROVIDED:		2.56 AC	
TOTAL INFORMAL PROVIDED:		21.21 AC	
TOTAL OPEN SPACE PROVIDED:		23.77 AC (47.7% PUD SITE)	

EXISTING TREE CANOPY:

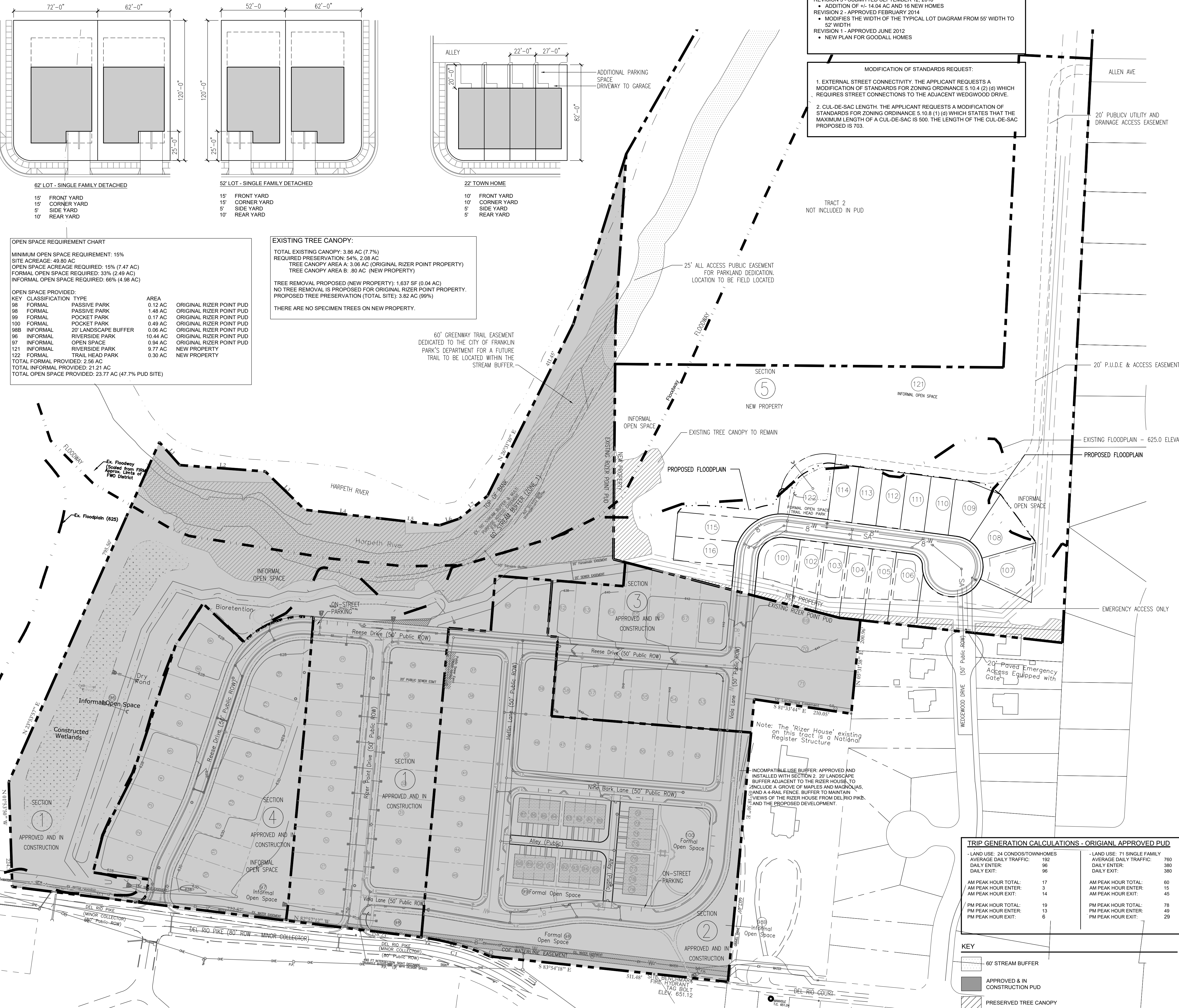
TOTAL EXISTING CANOPY: 3.86 AC (7.7%)
 REQUIRED PRESERVATION: 54%, 2.08 AC
 TREE CANOPY AREA A: 3.06 AC (ORIGINAL RIZER POINT PROPERTY)
 TREE CANOPY AREA B: .80 AC (NEW PROPERTY)
 TREE REMOVAL PROPOSED (NEW PROPERTY): 1,637 SF (0.04 AC)
 NO TREE REMOVAL IS PROPOSED FOR ORIGINAL RIZER POINT PROPERTY.
 PROPOSED TREE PRESERVATION (TOTAL SITE): 3.82 AC (99%)
 THERE ARE NO SPECIMEN TREES ON NEW PROPERTY.

DEVELOPMENT PLAN REVISION SUMMARY:

REVISION 3 - SUBMITTED SEPTEMBER 12, 2016
 • ADDITION OF 14.04 AC AND 16 NEW HOMES
 REVISION 2 - APPROVED FEBRUARY 2014
 • MODIFIES THE WIDTH OF THE TYPICAL LOT DIAGRAM FROM 55' WIDTH TO 52' WIDTH
 REVISION 1 - APPROVED JUNE 2012
 • NEW PLAN FOR GOODALL HOMES

MODIFICATION OF STANDARDS REQUEST:

1. EXTERNAL STREET CONNECTIVITY. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.4 (2) (d) WHICH REQUIRES STREET CONNECTIONS TO THE ADJACENT WEDGEWOOD DRIVE.
 2. CUL-DE-SAC LENGTH. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.8 (1) (d) WHICH STATES THAT THE MAXIMUM LENGTH OF A CUL-DE-SAC IS 500'. THE LENGTH OF THE CUL-DE-SAC PROPOSED IS 703'.



SITE DATA:

PROJECT NAME: RIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN, REV. 3
 PROJECT NUMBER: 6251
 SUBDIVISION: RIZER POINT
 LOT NUMBER: N/A
 ADDRESS: DEL RIO PIKE, FRANKLIN, TN 37068
 COUNTY: TENNESSEE
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 63, PARCEL 3.01 (NEW PARCEL)
 EXISTING ZONING: SD-R & AG
 PROPOSED ZONING NEW PARCEL: SD-R (1.14)
 CHARACTER AREA OVERLAY: WHCO 2 & 3
 OTHER APPLICABLE OVERLAYS: FFO, FWO, CONVENTIONAL
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL AREA: ORIGINAL RIZER POINT AREA: 35.94 AC
 63-000301 (NEW PARCEL) AREA: 14.04 AC
 TOTAL AREA: 49.98 AC
 2.23 UNITS/AC TOTAL SITE
 2.64 UNITS/AC ORIGINAL PUD AREA
 1.14 UNITS/AC NEW PROPERTY
 2.66 UNITS/AC
 3.15 UNITS/AC
 OVERALL DENSITY:
 NET DENSITY (MINUS 8.06 AC ROW):
 NET DENSITY (MINUS ROW AND 6.50 AC FWO OVERLAY):
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
 24 TOWN HOME (CURRENT RIZER POINT PUD)
 71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
 16 SINGLE FAMILY HOME (NEW PROPERTY)
 NONRESIDENTIAL SQUARE FOOTAGE:
 TOTAL ACREAGE BY USE, ENTIRE SITE:
 23.77 AC OPEN SPACE
 8.06 AC ROW
 16.47 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 9.24 AC 13.59 AC
 3 3.30 AC 1.01 AC 4.31 AC
 4 3.11 AC 0.93 AC 4.04 AC
 5 2.63 AC 10.07 AC 12.70 AC
 MINIMUM REQUIRED SETBACK LINES:
 SEE LOT DIAGRAMS
 OWNER (RIZER POINT MASTER DEVELOPER):
 CONTACT: JACK LUDINGTON
 ADDRESS: 353 MAPLE STREET, SUITE 100, GALLATIN, TN 37066
 PHONE: 615-451-5029
 EMAIL: jludington@goodallhomes.com
 OWNER (PARCEL 3.01):
 ADDRESS: F-1 FARMS, 4720 HARPETH PEYTONSVILLE RD, THOMPSON STATION, TN 37179
 APPLICANT:
 ADDRESS: GOODALL HOMES, 353 MAPLE STREET, SUITE 100, GALLATIN, TN 37066
 OFFICE PHONE: 615-451-5029
 CONTACT: JACK LUDINGTON
 EMAIL ADDRESS: jludington@goodallhomes.com
 BUILDING SQUARE FOOTAGE: 1,700 SF - 4,200 SF
 BUILDING HEIGHT: 2 STORIES
 LANDSCAPE SURFACE RATIO: 48
 MINIMUM LANDSCAPE SURFACE RATIO: 20
 MINIMUM PARKING REQUIREMENT: 2 PER SINGLE FAMILY HOME
 MAXIMUM PARKING LIMIT: 2 PER SINGLE FAMILY HOME
 PARKING PROVIDED: 2.23 DUA (TOTAL SITE)
 RESIDENTIAL DENSITY: 3.86 AC (7.7%) EXISTING
 TREE CANOPY: (35 x 1200 SF) + (76 x 500 SF) = 87,600 SF
 PARKLAND (IF APPLICABLE): 76,000 SF ORIGINAL PUD, 9,600 SF REVISION 3
 OPEN SPACE:
 OPEN SPACE ACREAGE REQUIRED: 15% (7.47 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (2.49 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (4.98 AC)

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: WHCO 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 16 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 TERMINATE INTO THE ADJOINING PROPERTY. NO CONNECTION IS PROPOSED TO WEDGEWOOD DRIVE TO ALLEVIATE CONCERNS FOR AN INCREASE OF TRAFFIC ON DEL RIO COURT AND THROUGH REBEL MEADOWS. 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 CORRIDOR.

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
 111 SFLU - 350 GPD = 38,950 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.
 111 X .64 = 71.04 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.

NOTES

1. FLOODWAY AND FLOODPLAIN DELINEATED FROM FRM (PANEL NUMBER 47187C0184G) EFFECTIVE DATE DECEMBER 22, 2016.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.



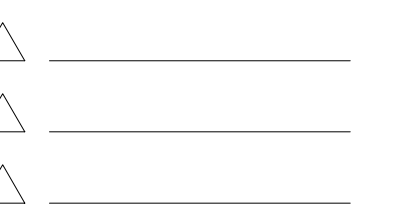
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

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

COF PROJECT NO. xxx



rev. date
 OCT. 6, 2016



SEPTEMBER 12, 2016

SHEET

C2.0

OVERALL
 DEVELOPMENT PLAN



rev.	date
1	OCT. 6, 2016

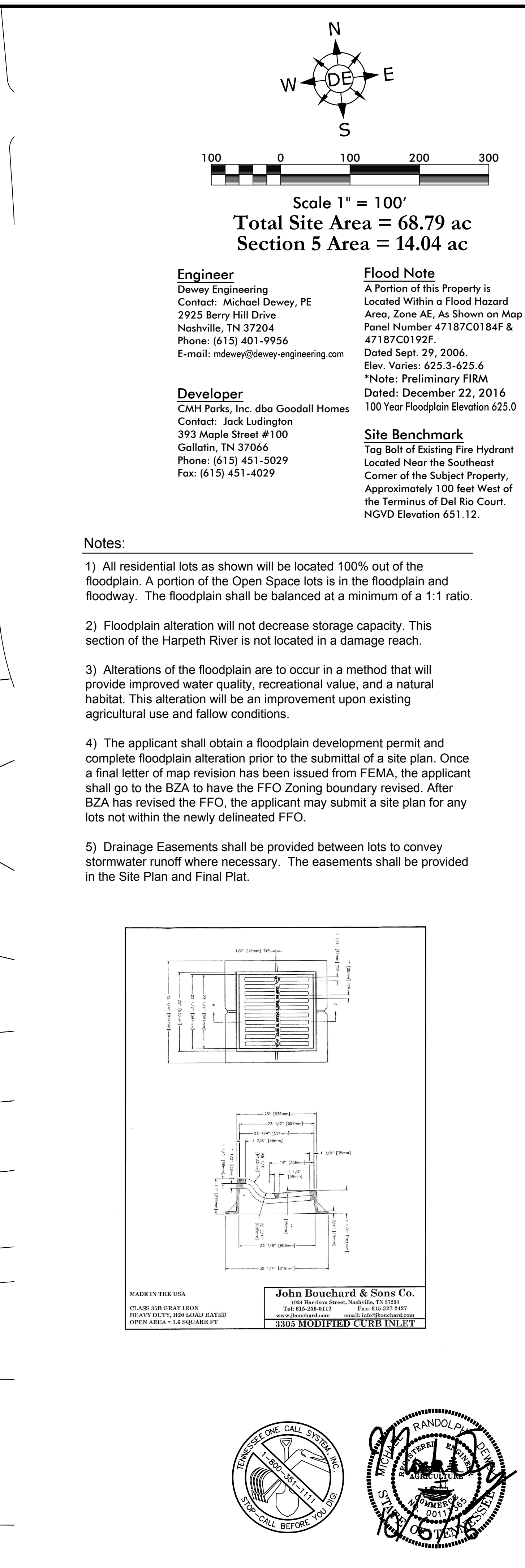
SEPTEMBER 12, 2016

S H E E T

C2.1

TYPICAL
ARCHITECTURE

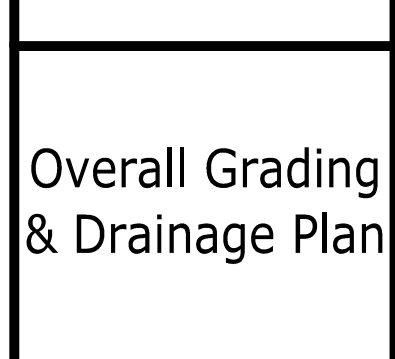
- TYPICAL ARCHITECTURE NOTES:
1. SINGLE FAMILY DETACHED HOMES DESIGNED FOR LOTS WITH GARAGE ACCESSED FROM THE FRONT-FACING STREET WITH GARAGE ATTACHED.
 2. ONE TO TWO STORIES IN HEIGHT.
 3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
 4. GARAGE IS SETBACK 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 SEPARATION BETWEEN.
 7. DRIVEWAYS SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE.



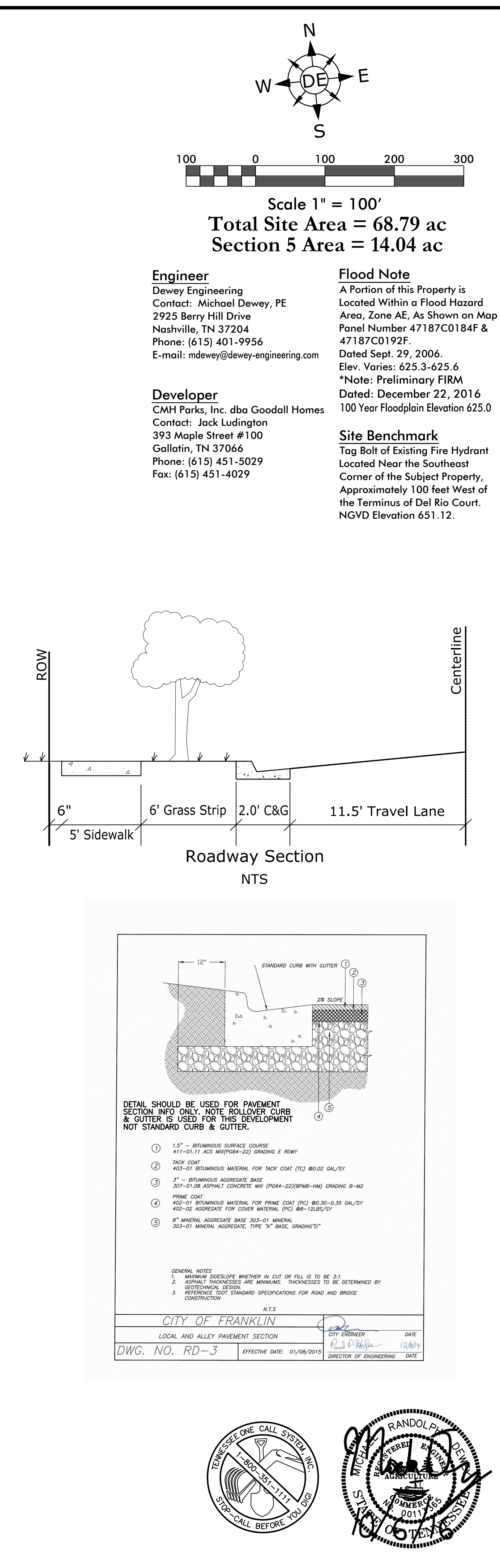
Rizer Point PUD

Section 5 Development Plan

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



C3.0

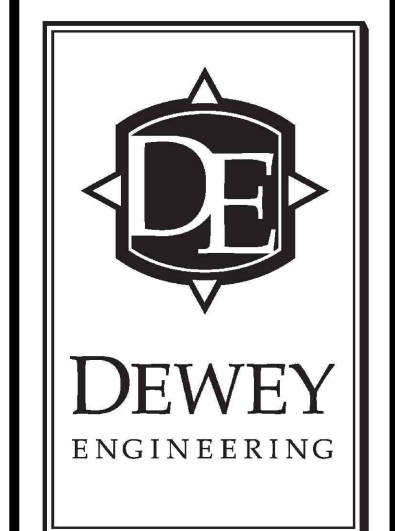


Revisions:
Drawing Notes: COF Project # 6145
Date: October 6, 2016

Rizer Point PUD

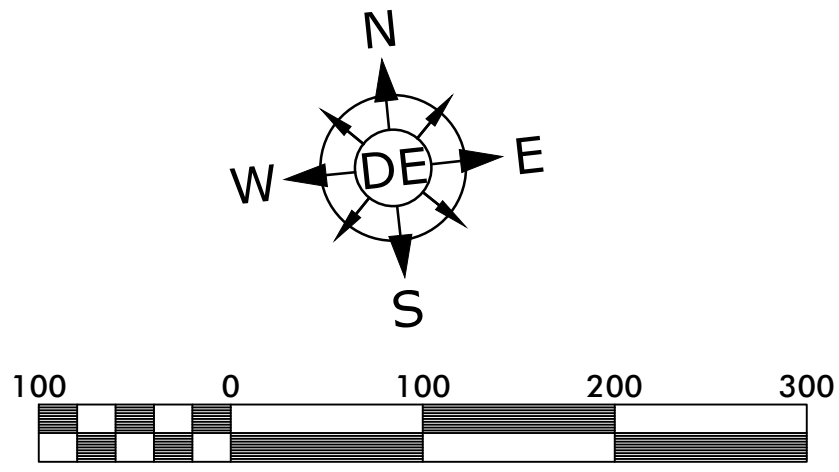
Section 5 Development Plan

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



Overall ROW & Access Plan

C4.0



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

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

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

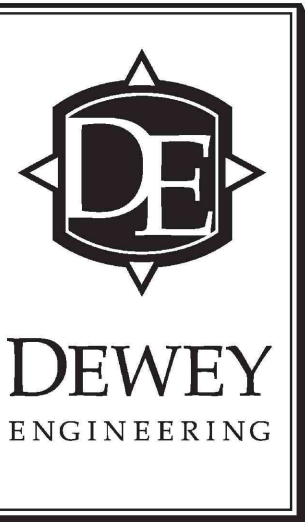
Site Benchmark
Tag Bolt of Existing Fire Hydrant
Located Near the Southeast
Corner of the Subject Property,
Approximately 100 feet West of
the Terminus of Del Rio Court.
NGVD Elevation 651.12.

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



AutoTurn
Exhibit

C4.1

