

PROJECT NARRATIVES:

THE PROPOSED DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. AN OFF-SITE SANITARY SEWER EXTENSION FROM THE ADJACENT FRANKLIN GREEN SUBDIVISION WILL BE REQUIRED (APPROX. 1430 +/- LF OF 8" SANITARY SEWER) AND APPLICANT IS EVALUATING THE CAPACITY OF THE REMAINING DOWNSTREAM SANITARY SEWER SYSTEM PRIOR TO IT ENTERING THE 16" TRUNK SEWER IN WESTHAVEN TO VERIFY CAPACITY. NO OTHER UTILITY MAIN EXTENSIONS ARE EXPECTED TO BE REQUIRED TO FACILITATE THE DEVELOPMENT. OTHER THAN WHAT IS NEEDED INTERNALLY TO SERVICE THE PROPOSED SUBLOTS, ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE.

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC, FIRE AND IRRIGATION WATER SERVICE PROVIDED BY THE CITY OF FRANKLIN. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS NOT INCLUDED IN THE PROPOSED DEVELOPMENT, BUT MAY BE UTILIZED FOR IRRIGATION PURPOSES IF IT IS AVAILABLE.

THE ANTICIPATED SEWER FLOWS ARE:
FACILITY TYPE: SINGLE FAMILY DETACHED SUBLOTS
UNIT FLOW (GPD): 350 GPD FOR 4-BEDROOM HOMES
NUMBER OF UNITS: 23 UNITS OF FLOW (350 GPD/UNIT)
TOTAL FLOW: 8,050 GPD +/-

THE ANTICIPATED WATER DEMAND IS:
DOMESTIC: 75 GPM +/-
FIRE: 1,000 GPM @ 20 PSI
IRRIGATION: 25 GPM +/-

THE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING GRASS SWALES, WATER QUALITY SWALES, FOREBAYS, AND EXISTING AND PROPOSED PONDS ON THE PROPERTY. APPROXIMATELY 7 +/- ACRES OF LAND WILL BE SET ASIDE FOR OPEN SPACE ON THIS PROJECT, INCLUDING A 1.5 +/- ACRE OPEN SPACE IN THE MIDDLE OF THE PARCEL THAT CONTAINS AN EXISTING POND. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS.

STORMWATER QUANTITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING EXISTING PONDS AND CONSTRUCTING NEW ABOVE GROUND DETENTION PONDS, ALONG WITH A STORM SEWER CONVEYANCE SYSTEM IN THE PUBLIC ROADWAY NETWORK. THESE INFRASTRUCTURE PRACTICES WILL NOT INCREASE THE RUNOFF LEAVING THE SITE. THESE PRACTICES ALONE WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL WILL BE UTILIZED TO SUPPLEMENT THE WATER QUALITY ITEMS TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

ALL STORMWATER WILL BE CONVEYED TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE SITE, WHICH DISCHARGES TO THE SOUTHERN SIDE OF BOYD MILL AND TRAVERSES THROUGH THE FRANKLIN GREEN SUBDIVISION IN OPEN SPACES AND UNDER PUBLIC ROADS IN AN UNNAMED TRIBUTARY TO THE HATCHER SPRING CREEK.

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO BOYD MILL. SECONDARY ACCESS WILL BE VIA A FUTURE ROAD STUB TO THE PROPERTY TO THE EAST. NO ROAD STUBS ARE PROVIDED TO THE NORTH OR WEST PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL - HILLSIDE CONDITIONS FOR A FUTURE CONNECTION UPON REDEVELOPMENT OF THE ADJACENT PARCELS. ROW DEDICATION CAN BE ACCOMMODATED ALONG BOYD MILL IF IT IS PLANNED TO BE WIDENED IN THE LONG-TERM PLAN.

DAILY TRIP GENERATION: 220
PEAK TRIP GENERATION: 26 VEHICLES (AM PEAK)
23 VEHICLES (PM PEAK)

WE ANTICIPATE A 50' ROW WITH TYPICAL SIDEWALK, GUTTER, AND ROAD SECTION ACCORDING TO CITY OF FRANKLIN STANDARDS. PAVEMENT WIDTH WILL BE 26'. LOCATION OF ENTRYWAY AND ALIGNMENT WILL BE COORDINATED WITH CITY OF FRANKLIN ENGINEERING DEPARTMENT.

THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTERS OF HISTORIC PLACES.

SCHOOLS WITHIN PROXIMITY OF SITE:

PEAIRE CREEK ELEMENTARY SCHOOL = 1.0 +/- MILES AWAY
FREEDOM INTERMEDIATE SCHOOL = 1.2 +/- MILES AWAY
FREEDOM MIDDLE SCHOOL = 0.8 +/- MILES AWAY
FRANKLIN HIGH SCHOOL = 2.0 +/- MILES AWAY

NEAREST FACILITIES:

FIRE = FRANKLIN FIRE DEPARTMENT STATION #8, 1.2 +/- MILES AWAY
POLICE = FRANKLIN POLICE DEPARTMENT, 2.2 +/- MILES AWAY
RECREATIONAL = JIM WARREN PARK, 0.5 +/- MILES AWAY
FRANKLIN TRANSIT AUTHORITY STOP #95 = 1.1 +/- MILES AWAY

SITE DATA

ADDRESS: 3206 BOYD MILL AVENUE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
PARCEL ID: 077 01200
EXISTING ZONING: R1
PROPOSED ZONING: R2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 18.88

CONTACT INFORMATION:

CURRENT OWNER: GEORGE TOMLIN
221 EVERBRIGHT AVENUE
FRANKLIN, TN 37064

PROJECT LEAD: JONATHAN SANDERS, RLA
EARTHWORKS DESIGN BUILD, LLC.
106 MISSION CT, SUITE 101B
FRANKLIN, TN 37067
P: 615-713-9113
E: JONATHAN@EARTHWORKSDB.COM

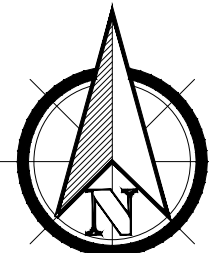
CIVIL ENGINEER: MATT BRYANT, PE
M2 GROUP, LLC.
PO BOX 828
FRANKLIN, TN 37065
P: 615-406-3415

ID#	PARCEL ID	LAND USE	OWNER	ZONING
1	064M-E00300	RESIDENTIAL	TYSLIAVA CORAL	SD
2	077---00700	RESIDENTIAL	FORD MARGARET JANE	R1
3	064---02900	RESIDENTIAL	IRVIN JIMMY M	R1
4	077---00500	RESIDENTIAL	BARRON JONATHAN	R1
5	077---00701	RESIDENTIAL	WESTEBBE FRANCIS BRUCE	R1
6	077---00800	RESIDENTIAL	MCINTOSH GERALD W	R1
7	077---00900	RESIDENTIAL	SUGG CHARLES JACOB II	R1
8	077---01000	RESIDENTIAL	JERVIS MILDRED M	R1
9	077---01100	RESIDENTIAL	MARLEY JOE B	R1
10	077---01300	RESIDENTIAL	BENNETT JIMMIE DEE JR	R1
11	077---01303	RESIDENTIAL	HEITHCOCK REBECCA J B	R1
12	077---01302	RESIDENTIAL	BENNETT JIMMIE DEE III ETAL	R1
13	064M-E00200	RESIDENTIAL	KOLAK ALVIN H	SD
14	077---01401	RESIDENTIAL	POTTS DAVID C	R1
15	077---01500	RESIDENTIAL	POTTS MITCHELL BRUCE	R1
16	077---01600	RESIDENTIAL	SWEENEY LAVERNE	R1
17	077---01700	RESIDENTIAL	SEABERG CLAUDIA J	R1
18	077---00201	RESIDENTIAL	ROSENTHAL LUCILLE B	R1
19	077---00202	RESIDENTIAL	JOYNER SUSAN BENNETT	R1
20	077D-A00100	RESIDENTIAL	FRANKLIN GREEN HOA INC	R3



EXISTING CONDITIONS PLAN
SCALE = 1:200

0 100 200 400
SCALE: 1" = 200'-0"



EXISTING CONDITIONS PLAN

3206 BOYD MILL AVENUE
FRANKLIN, TN 37064

ISSUE DATE: 5.9.2017

REVISIONS

6/1/2017 revised per city comments
7/6/2017 revised per city comments

PROJECT #1043

DRAWN BY: JPS

EXISTING CONDITIONS PLAN

SHEET:

E 1

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AND IS NOT
SUITABLE FOR USE ON A DIFFERENT
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