



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

TYPICAL LOT DIAGRAMS

LOTS 1-9

LOTS 6-20

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,558 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,166 SF	2,311 SF	2,855 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF

EXISTING TREE CANOPY: 52,143 SF
52,143 SF/301,423 SF = .173 (17.3%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY
52,143 SF * 54% = 28,157 SF

PROVIDED CANOPY PRESERVED = 28,196 SF (54%) OF TOTAL EXISTING CANOPY

HYDRANT FIRE FLOW
HETHCOAT AND DAVIS, INC
HYDRANT LOCATED AT THE INTERSECTION OF CARLISLE LANE AND OLD CHARLOTTE PIKE.
FLOW: 2,771 PSI AT 20 GPM
STATIC PRESSURE: 55 PSI
RESIDUAL PRESSURE: 55 PSI

CONNECTIVITY INDEX

0 LINKS	3
X NODES	2

INDEX = 1.5

DUE TO EXISTING CONDITIONS OF THIS PROPERTY, AND ADJACENT EXISTING SUBDIVISION, OFF-SITE CONNECTIONS ARE NOT POSSIBLE AND ARE NOT PROVIDED WITH THIS PUD. A SPECIAL EXCEPTION IS REQUESTED FROM THE ENGINEERING DEPARTMENT FOR OFF SITE CONNECTIONS.

CRITICAL TREE LOTS
LOTS 2, 17, 19, AND 20 ARE CRITICAL TREE LOTS.
★ CRITICAL TREE LOT

LAND USE PLAN COMPLIANCE

CARDEL VILLAGE IS LOCATED IN THE WEST HARPETH CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE EXISTING DEVELOPED SUBDIVISIONS.

CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES WITHIN THE WEST HARPETH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.
- THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.
- THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM CARLISLE LANE.

LOCAL COMPATIBILITY

CARDEL VILLAGE IS LOCATED IN THE WHCO-2 CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE EXISTING DEVELOPED SUBDIVISIONS.

CARDEL VILLAGE IS A 20 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION ACCESSED FROM CARLISLE LANE. THE PROPOSED RESIDENTIAL LOTS ARE CONSISTENT WITH THE LOTS OF BLOSSOM PARK TO THE EAST, AND CORNERSTONE TO THE SOUTH. OPEN SPACE AND A TRANSITIONAL FEATURES BUFFER HAS BEEN PLACED ON THE NORTHERN BOUNDARY OF THE SUBDIVISION ADJACENT TO THE NEIGHBORING ESTATE RESIDENTIAL PROPERTY.

THE PROPOSED PLAN INCORPORATES THE FUTURE RIGHT-OF-WAY OF CARLISLE LANE PER THE MAJOR THOROUGHFARE PLAN. RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY OF FRANKLIN FOR THESE FUTURE IMPROVEMENTS. AN ALLEY IS PROPOSED BEHIND LOTS 17 TO 20 SO THAT THESE HOMES MAY FRONT ONTO CARLISLE LANE AND SO THAT IN THE FUTURE THE ALLEY MAY BE EXTENDED TO THE NORTH PARALLEL TO CARLISLE LANE.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

HILLSIDE PROTECTION OVERLAY BUFFER
LOTS 1, 2, 3, 4, 16, 17, 18, 19, AND 20 ARE LOCATED WITHIN THE BUFFER YARD. NO 14 PERCENT SLOPES ARE PRESENT ON THESE LOTS.

GRAPHIC SCALE: 1"=1000 FT

SITE DATA:

PROJECT NAME: CARDEL VILLAGE, DEVELOPMENT PLAN, REVISION 1

PROJECT NUMBER: 6615

SUBDIVISION: NA

LOT NUMBER: 1034 & 1040 CARLISLE LANE

ADDRESS: 1034 & 1040 CARLISLE LANE

CITY: FRANKLIN, TN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 14TH CIVIL DISTRICT

MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCELS 16.00, 17.00

EXISTING ZONING: ESTATE RESIDENTIAL (ER)

PROPOSED ZONING: R-3 2.89 DU/A

CHARACTER AREA OVERLAY: WHCO-2

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

TOTAL ACREAGE: 7.16 AC (312,165.8 SF)

TOTAL DEDICATED ROW (CARLISLE LANE): 0.24 AC (10,742.8 SF)

TOTAL PUD ACREAGE: 6.919 AC

TOTAL SQUARE FOOTAGE: 301,423 SF

MINIMUM REQUIRED SETBACKS:

FRONT YARD: 15'	LOTS 6-20
REAR YARD: 20'	FRONT YARD: 15'
SIDE YARD: 5'	SIDE YARD: 5'

OWNER/APPLICANT:

ADDRESS: MELZ COMMERCIAL PROP LLC
1025 CARLISLE LANE
FRANKLIN, TN 37064

CONTACT: JOE MELZ
(615) 794-6912 joe@homesbydeercreek.com

PLANNER/LANDSCAPE ARCHITECT:

ADDRESS: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

OFFICE PHONE: 615.975.5765

EMAIL ADDRESS: greggambledesign@gmail.com

CONTACT: GREG GAMBLE

PROJECT CHARACTERISTICS

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
MINIMUM LANDSCAPE RATIO:	0.40
TRANSITIONAL FEATURES BUFFER REQUIRED:	YES
TYPE C BUFFER TO NORTH:	YES

MINIMUM PARKING REQUIRED: 2 SPACES PER HOME

MAXIMUM PARKING LIMIT: N/A

EXISTING PARKING: N/A

PARKING PROVIDED: SINGLE FAMILY DETACHED 2 PER UNIT 2.90 DU/A (20 LOTS) 1.20 AC

RESIDENTIAL DENSITY: PRESERVED TREE CANOPY: 0.65 AC

PARKLAND

20 HOMES * 1200 SF = 24,000 SF (0.55 AC)	TO BE PAID FEE-IN-LIEU
OPEN SPACE:	1.52 AC PROVIDED (27.25%)
TOTAL REQUIRED:	1.04 AC (18% OF ACREAGE)
TOTAL PROVIDED:	1.52 AC (21.97%)

FORMAL: 0.36 AC (35.0% OF REQUIRED)

INFORMAL PROVIDED: 1.16 AC

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
CARLISLE LANE IS A MAJOR COLLECTOR AND REQUIRES A 65 FOOT RIGHT OF WAY. 10,742.8 SF OF LAND HAS BEEN REMOVED FROM THE PUD AS RIGHT OF WAY DEDICATION.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN IN CARLISLE LANE.
20 x 350 GDP = 7,000 GDP

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH ADJACENT PROPERTIES TO CONNECT TO THE SEWER MAIN WITHIN BLOSSOM PARK.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE EAST TO DETENTION FACILITIES. THE DETENTION PONDS WILL DRAIN TO DEL RIO CREEK TO THE EAST OF THE SITE.

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 20 x .64 = 12.8 STUDENTS

WALNUT GROVE ELEMENTARY SCHOOL: 3.4 MILES

GRASSLAND MIDDLE SCHOOL: 6.1 MILES

FRANKLIN HIGH SCHOOL: 2.5 MILES

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

RESTRICTIVE COVENANTS
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

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

Revisions:

Drawing Notes:

GAMBLE DESIGN COLLABORATIVE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JANUARY 8, 2017

**CARDEL VILLAGE
DEVELOPMENT PLAN, REVISION 1**

Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee

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

**DEVELOPMENT
PLAN**

C 3.0

COF 6615