

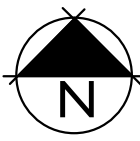
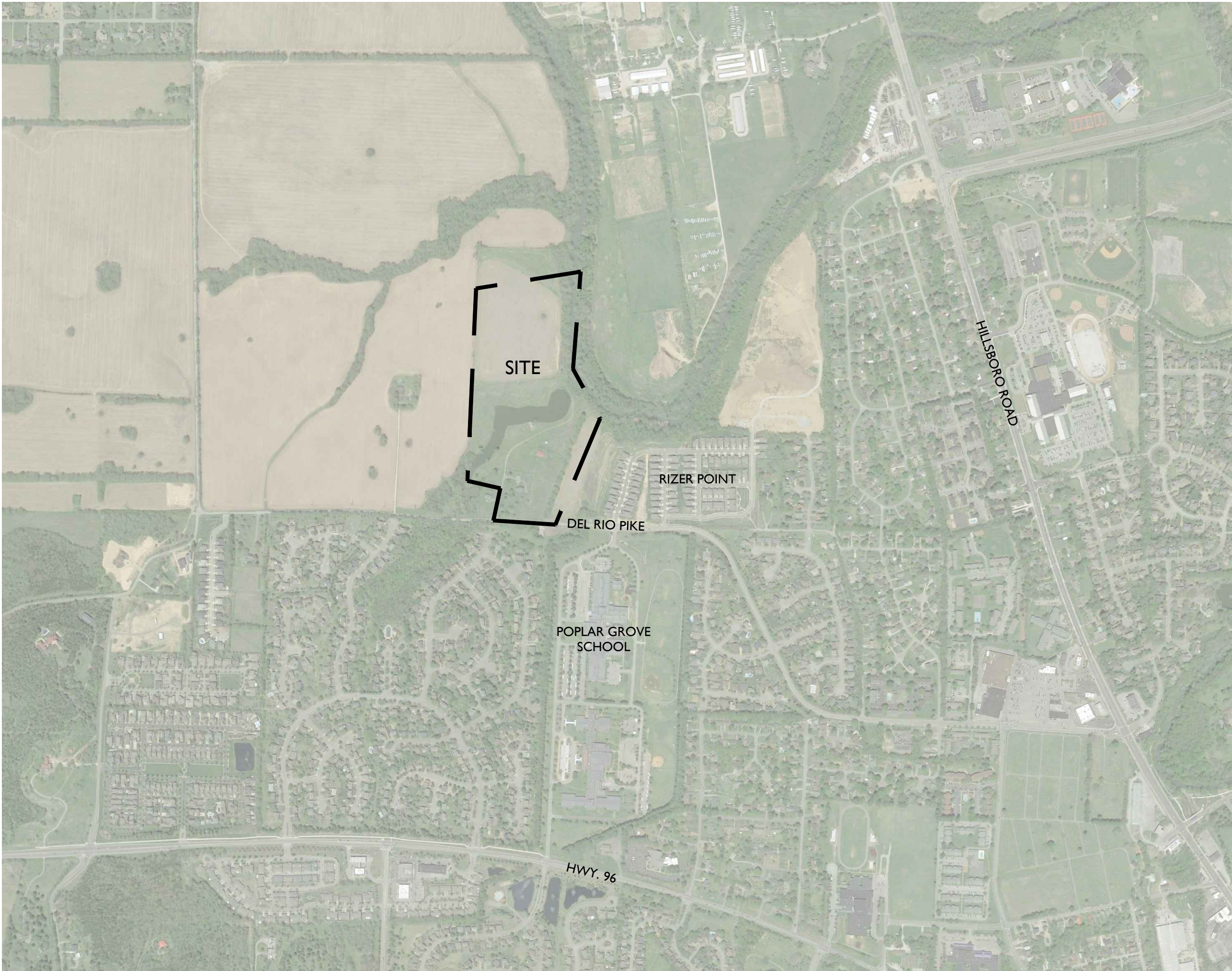
THE FIELDS AT REESE FARM PUD DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER TRACTS:
MAP 63, PARCEL 1.03
GORDON OWEN REESE

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN McMASTER
ryan.mcmaster@kimley-horn.com
615.564.2876



NTS

SHEET INDEX

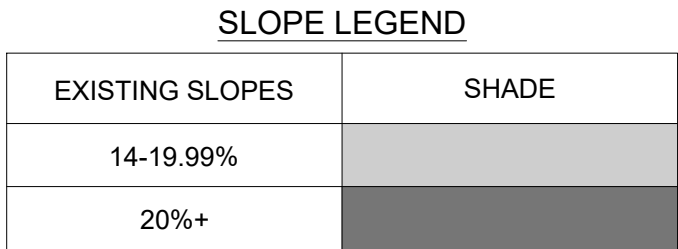
C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
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Issued: Nov. 12, 2018
COF #6836



Revision Date
1.
2.



STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 CAPTURES RUNOFF FROM THE HARPETH RIVER FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING IRON ROD
 IRON ROD SET
 FIRE HYDRANT
 WATER VALVE
 WATER METER
 WATER LINE
 SANITARY SINKER MANHOLE
 SANITARY SINKER CLEANOUT
 SANITARY SINKER LINE
 OVERHEAD ELECTRIC LINE
 UTILITY POLE
 BENCHMARK
 STOCK FENCE
 FLOODWAY ZONING OVERLAY
 FLOODWAY FRACTION
 ZONING OVERLAY
 ZONE 1 (10' BUFFER)
 ZONE 2 BUFFER

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAIN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 1, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED BY THE SURVEYOR. WILSON & ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN CITY ENGINEER'S PHOTOGRAPHIC SURVEY.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THE PROPERTY IS LOCATED IN THE "ZONE X" AND "ZONE AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187010184G AND MAP NO. 4718701052G, WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2016. MAKE UP THE FOLLOWING: THE "ZONE X" AND "ZONE AE" INSURANCE PROGRAM "ZONE X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X. THE "ZONE AE" IS AN AREA DETERMINED TO BE DETERMINED BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIQUE PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LINE THAT RUNS SOUTH OF DEL RIQUE PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIQUE PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

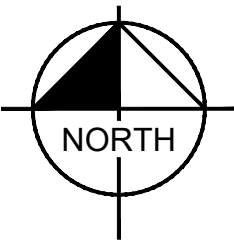
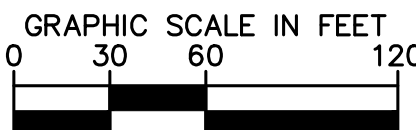
STREET NETWORK
STREET NETWORK IS MAJOR THOROUGHFARE PLAN, DEL RIQUE PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT.
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13A
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIQUE PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.



Franklin, Williamson County, Tennessee



EXISTING IRON ROD
IRON ROD SET
FIRE HYDRANT
WATER VALVE
WATER METER
WATER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER LINE
OVERHEAD ELECTRIC LINE
UTILITY POLE
BENCHMARK
STOCK FENCE
FLOODWAY ZONING OVERLAY
FLOODWAY FRINGE
ZONING OVERLAY
ZONE 1 (150' BUFFER)
ZONE 2 BUFFER

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	EITHER APPLY
TOTAL SITE AREA:	43.97 AC

- 1 THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE
- 2 TENNESSEE STATE PLAIN COORDINATE SYSTEM, AND NAD 83
- 3 DATUM.
- 4
- 5 BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY
- 6 PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11,
- 7 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED
- 8 PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES
- 9 DOES NOT HOLD ANY LIABILITY FOR THE ACCURACY AND
- 10 COMPLETENESS OF THE BASE INFORMATION SHOWN.
- 11
- 12 INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN
- 13 RECORDS.
- 14
- 15 THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL
- 16 RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY
- 17 PARTY OTHER THAN THE OWNER.
- 18
- 19 "UNDEVELOPED" IS LOCATED IN ZONE "A" AND ZONE "AE" AS
- 20 DESIGNATED ON CURRENT FEDERAL EMBLEMATIC
- 21 MANAGEMENT AGENCY MAP NO. 47187C018AG AND MAP NO.
- 22 47187G023G, WITH AN EFFECTIVE DATE OF DECEMBER 22,
- 23 2017. UNDEVELOPED MAKEUP AREAS ARE LOCATED IN ZONE "B"
- 24 AND INSURANCE PROGRAM ZONE "X" IS AN AREA DETERMINED TO
- 25 BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "
- 26 AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN
- 27 DETERMINED BASE FLOOD ELEVATIONS FOR THIS PROPERTY
- 28 ARE 624 AND 625, RESPECTIVELY.

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 CAPTURES RUNOFF FROM THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

Revision Date

△ _____

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ENLARGED EXISTING
CONDITIONS (2 OF 2)

CI.2
COF #6836

SITE DATA

PROJECT NAME: REESE FARM PUD
PROJECT NUMBER: 6836
SUBDIVISION: NA
LOT NUMBER:
ADDRESS: 2970 DEL RIO PIKE
FRANKLIN, TN 37069
COUNTY: WILLIAMSON
CIVIL DISTRICT: TENNESSEE
TAX MAP, PARCEL: 063, 1.03

EXISTING ZONING: AG
PROPOSED ZONING: SD-R (3.00)
CHARACTER AREA OVERLAY: WHCO-2, WHCO-3
OTHER APPLICABLE OVERLAYS: FWO FLOODWAY OVERLAY
FFO FLOODWAY FRINGE OVERLAY
CONVENTIONAL
43.97 AC
TOTAL SQUARE FOOTAGE: 1,915,336 SF

MINIMUM REQUIRED SETBACKS:
SEE ARCHITECTURAL SHEET A1.0 FOR
BREAKDOWN OF SINGLE-FAMILY AND
TOWNHOME SETBACKS

OWNER: GORDON OWEN REESE
ADDRESS: 2970 DEL RIO PIKE
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: 615.975.5765
EMAIL ADDRESS: greg.gamble@gdc-tn.com

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2-STORY
LANDSCAPE SURFACE RATIO: 0.50
PROVIDED LANDSCAPE SURFACE RATIO: 0.50
MINIMUM PARKING REQUIREMENT: SEE PARKING CHART, THIS SHEET
MAXIMUM PARKING LIMIT: SEE PARKING CHART, THIS SHEET
EXISTING PARKING: SEE PARKING CHART, THIS SHEET
PARKLAND DEDICATION: 376 AC EXISTING, 9% OF SITE
\$568,128 IMPACT FEES

OPEN SPACE: 132 x \$4,304/HOME = \$568,128
21.83 AC REQUIRED (AFTER ROW DEDICATION)
21.98 AC PROVIDED
19.74 AC INFORMAL OPEN SPACE
2.24 AC FORMAL OPEN SPACE

OVERALL DENSITY: 3.00 UNITS/AC
NET DENSITY (MINUS ROW): 3.62 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAYS): 5.21 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 28 - 65' SINGLE-FAMILY FRONT LOADED
14 - 45' SINGLE-FAMILY ALLEY LOADED
24 - 40' SINGLE-FAMILY ALLEY LOADED
68 - TOWN HOMES
N/A
NONRESIDENTIAL SQUARE FOOTAGE: 14.00 AC RESIDENTIAL
TOTAL ACREAGE BY USE: 21.98 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 116 SINGLE FAMILY UNIT EQUIVALENTS.
132 LOTS X 350 GPD = 46,200 GPD

SEWER:
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE SOUTHERN HALF OF THIS SITE. AFTER MACK MATCHER IS CONSTRUCTED, THE ENTIRE SITE WILL FLOW TO A PROPOSED LIFT STATION AT THE NORTHERN END OF THE REESE FARM SITE. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR 46,200 GPD.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE: ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

DESIGN INTENT:
The Fields at Reese Farm PUD is within the Conservation Subdivision Policy of Envision Franklin. This policy requires a minimum of 50% open space and is intended to conserve special environmental features of the property. The conservation areas, which comprises approximately 50% of the 44-acre property, include natural features such as a 7-acre pond, floodplain of the Harpeth River, trees along the Harpeth bank, and a 40' buffer along Mack Hatcher Parkway. There is also open space set aside along the eastern boundary where it borders Rizer Point subdivision's dedicated greenway for possible trail connections.

The natural features of the Fields at Reese Farm PUD strongly influenced the design layout of the homes such that they preserve these features and follow the Envision Franklin's conservation subdivision guidelines. There is a mix of single-family detached homes and attached townhomes. Special considerations within Envision Franklin are given to 'duplexes and townhouses, in addition to the residential land uses supported in this design concept'. These 'are appropriate in this area as a continuation of the traditional residential development pattern found at Westhaven on the south side of New Highway 96 West.'

The Fields at Reese Farm PUD, therefore, proposes 66% of its net residential area to detached single-family homes and 34% to townhomes. These homes are intentionally planned to create integrated townhomes with single-family homes. Similar to other neighborhoods in this quadrant, such as Rizer Point and West Haven, Reese Farm PUD fits within the guidelines of the Conservation Subdivision Policy of Envision Franklin.

OPEN SPACE REQUIREMENT CHART

SITE AREA: 43.97 AC
SITE AREA (MINUS R.O.W. DEDICATION): 43.93

OPEN SPACE REQUIREMENT
PERCENTAGE REQUIRED: 15%
ACREAGE REQUIRED: 6.59 AC
FORMAL OPEN SPACE REQUIRED: 34%, 2.24 AC
INFORMAL OPEN SPACE REQUIRED: 66%, 4.35 AC

TOTAL OPEN SPACE PROVIDED: 21.98 AC
FORMAL OPEN SPACE PROVIDED: 2.24 AC
INFORMAL OPEN SPACE PROVIDED: 19.74 AC

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
200	INFORMAL	STREAM RESTORATION	169,778 SF
201	INFORMAL	BUFFERS & EASEMENTS	689,990 SF
202	FORMAL	POCKET PARKS	97,562 SF

ENVISION FRANKLIN CONSERVATION SUBDIVISION
PER THE ENVISION FRANKLIN OPEN SPACE REQUIREMENT,
50% OF THE TOTAL SITE ACREAGE MUST BE DEDICATED OPEN SPACE.

SITE ACREAGE: 43.93
REQUIRED OPEN SPACE: 21.97 AC (50%)
PROVIDED OPEN SPACE: 21.98 AC (50%)

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	115,370 SF	1,386 SF	113,983 SF
TREE B	30,903 SF	30,903 SF	0 SF
TREE C	17,409 SF	17,409 SF	0 SF
TOTAL	163,681 SF	49,708 SF	113,983 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 163,681 SF (3.76 AC)
3.76 AC / 43.97 SITE AC = 9% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY

54% x 3.76 AC = 2.03 AC

PROVIDED CANOPY PRESERVED =
2.82 AC (70%) OF TOTAL EXISTING CANOPY

TREE CANOPY AREA

CONNECTIVITY INDEX:

△ NODES - 5

● LINKS - 9

9 LINKS / 5 NODES = 1.80 CONNECTIVITY INDEX
(1.65 MINIMUM)

PARKING CHART

REQUIRED PARKING BREAKDOWN:

ATTACHED TOWN HOME
TOTAL UNITS: 68
REQUIRED SPACES PER UNIT: 3
(3 BEDROOM UNITS REQUIRE 3 SPACES PER UNIT)
TOTAL REQUIRED SPACES: 204

DETACHED SINGLE-FAMILY
TOTAL UNITS: 64
REQUIRED SPACES PER UNIT: 2 SPACES
TOTAL REQUIRED SPACES: 128

PROVIDED PARKING BREAKDOWN:

TOWN HOME GARAGE: 68 SPACES
TOWN HOME TANDEM SPACES: 136 SPACES
SINGLE-FAMILY GARAGE: 128 SPACES
OFF-STREET PARKING: 0 SPACES
ON-STREET PARKING: 116 SPACES

TOTAL PROVIDED PARKING: 448 SPACES
TOTAL REQUIRED PARKING: 332 SPACES
TOTAL MAXIMUM PARKING LIMIT: 399 SPACES (120% OF REQUIRED)

*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

KEY

30' RIPARIAN BUFFER ZONE 1
30' OFFSET FROM TOP OF BANK

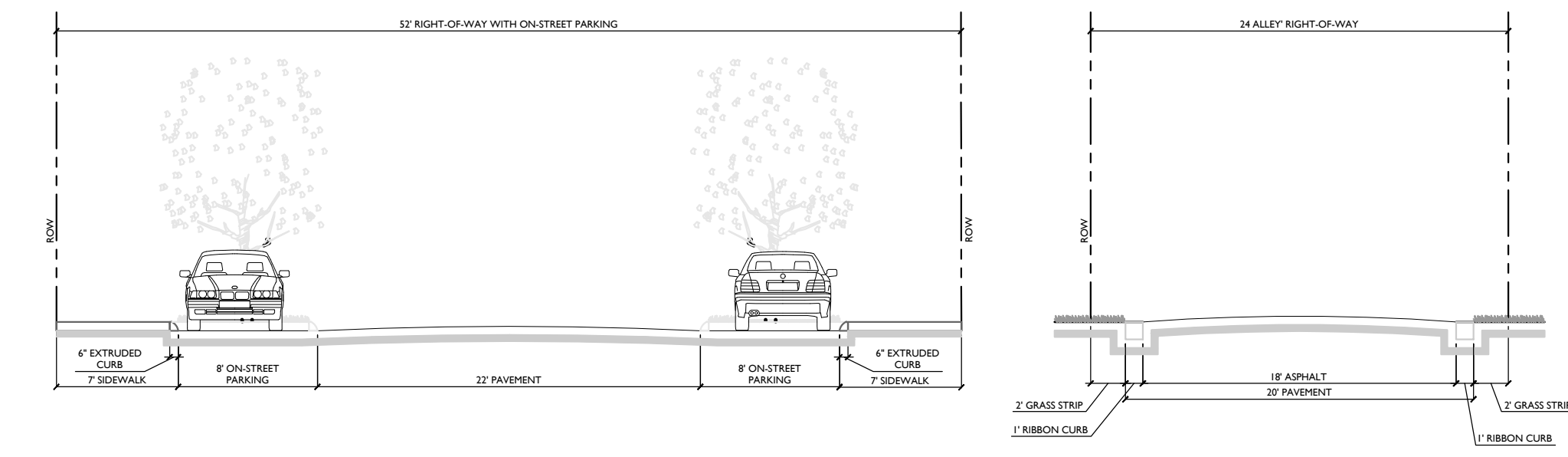
30' RIPARIAN BUFFER ZONE 2
30' OFFSET OF ZONE 1 BUFFER

110' RIPARIAN BUFFER ZONE 1
60' OFFSET FROM TOP OF BANK PLUS 50' OFFSET BUFFER
DUE TO STEEP SLOPES

EXISTING TREE CANOPY

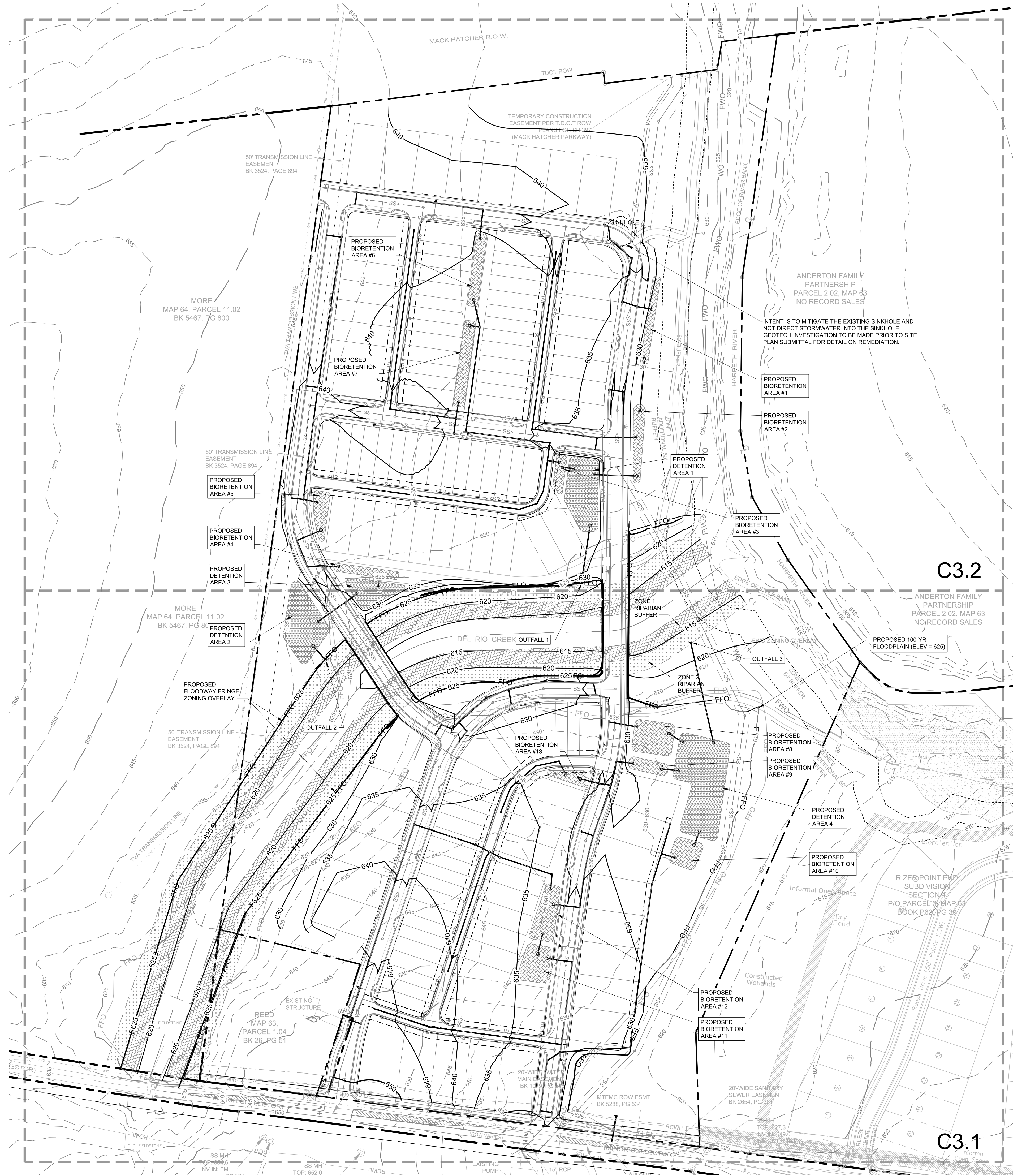
STREET SECTIONS

THE FIELDS AT REESE FARM PUD WILL UTILIZE CITY OF FRANKLIN STANDARD 52' ROW (COF TS-12) AND STANDARD 22' ALLEY (COF TS-13). IN ADDITION TO THESE STANDARD STREET SECTIONS, THIS PUD PROPOSES A MODIFIED VERSION OF COF TS-12 WITH ON STREET PARKING AND A WIDER ALLEY FOR IMPROVED EMERGENCY ACCESS AT PUBLIC ALLEY C (SEE BELOW).



RIPIARIAN BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING,
CONSTRUCTION, STORAGE, OR DISTURBANCE OF
VEGETATION IN RIPARIAN BUFFERS EXCEPT AS
PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING & DRAINAGE PLAN Dec 06, 2018 2:03pm by: talia.leonard



BIORETENTION AREA TABLE		
BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	2,575	3,732
2	2,846	8,626
3	1,437	3,768
4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

FFO NOTE

THE PROPOSED FFO LINE ON THESE PLANS REFLECTS THE PROPOSED 625 CONTOUR AND WILL BE CONFIRMED THROUGH THE LOMR PROCESS

- COF GRADING & DRAINAGE GENERAL NOTES**
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
 3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

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SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

STORMWATER MANAGEMENT PLAN:

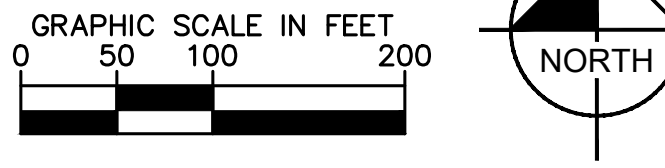
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	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
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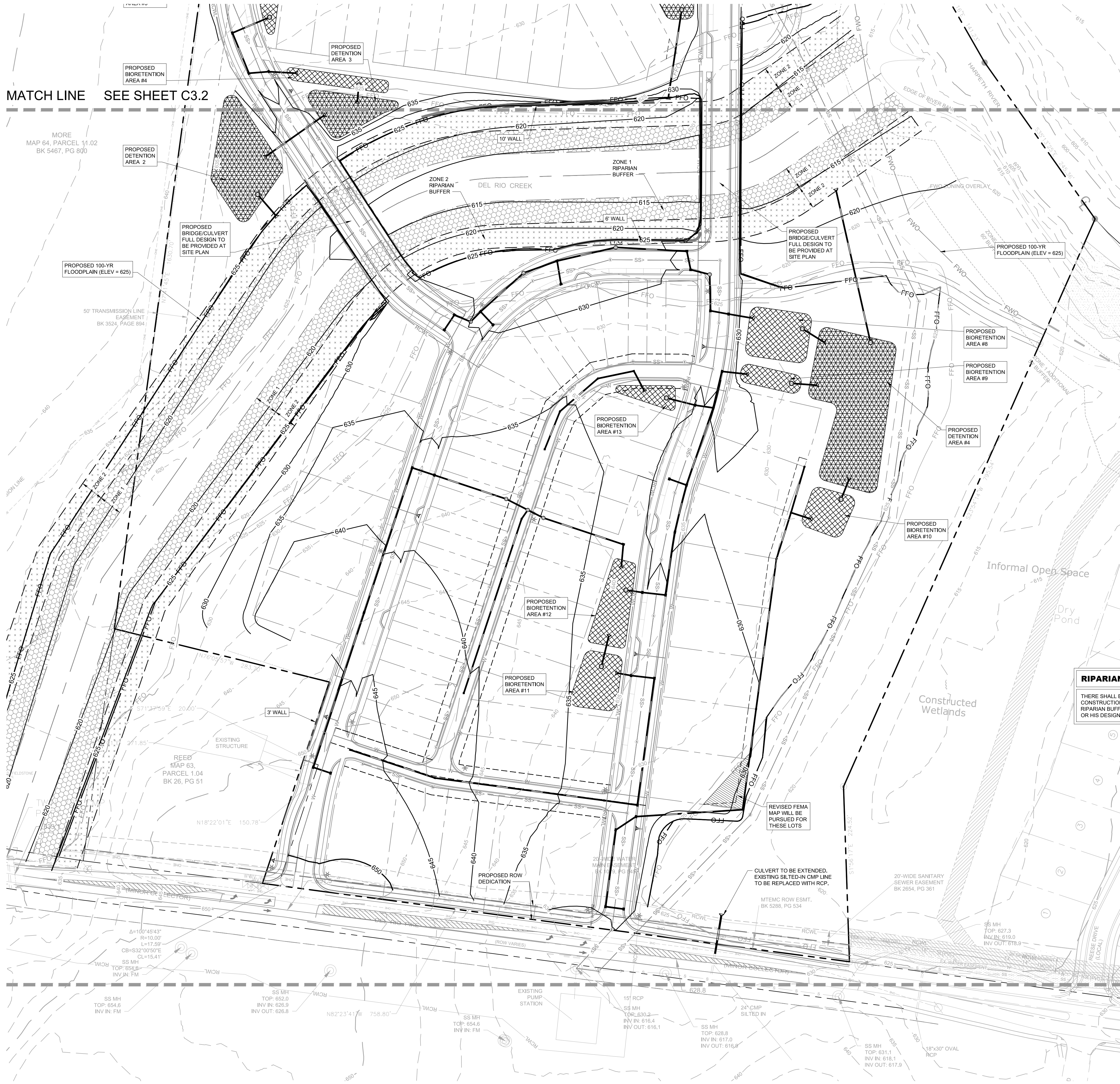
**THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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OVERALL GRADING & DRAINAGE PLAN

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COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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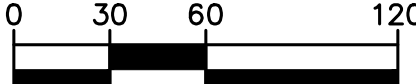
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GRAPHIC SCALE IN FEET



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Dec 06, 2018 3:03pm by: talia.leanard
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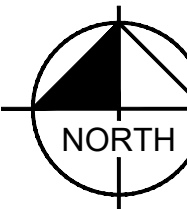
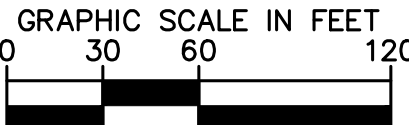
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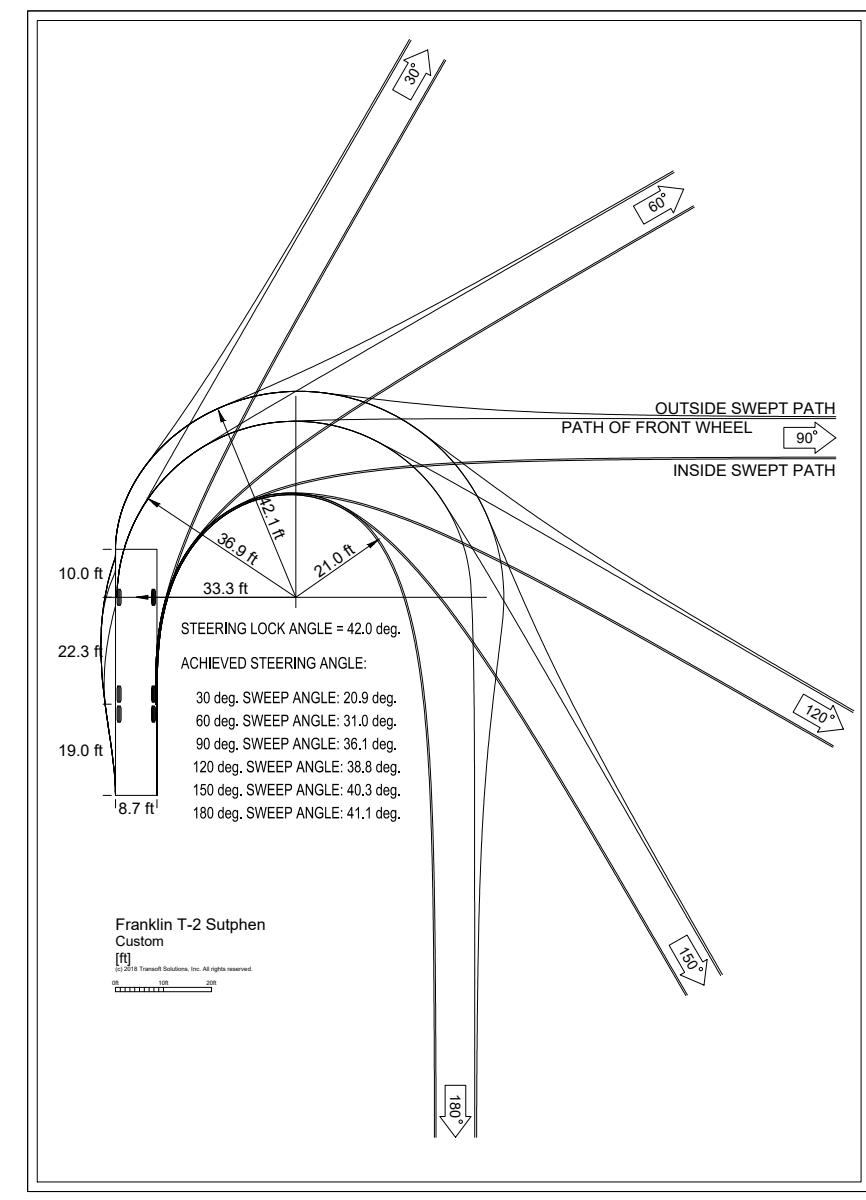
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MATCH LINE SEE SHEET C3.1

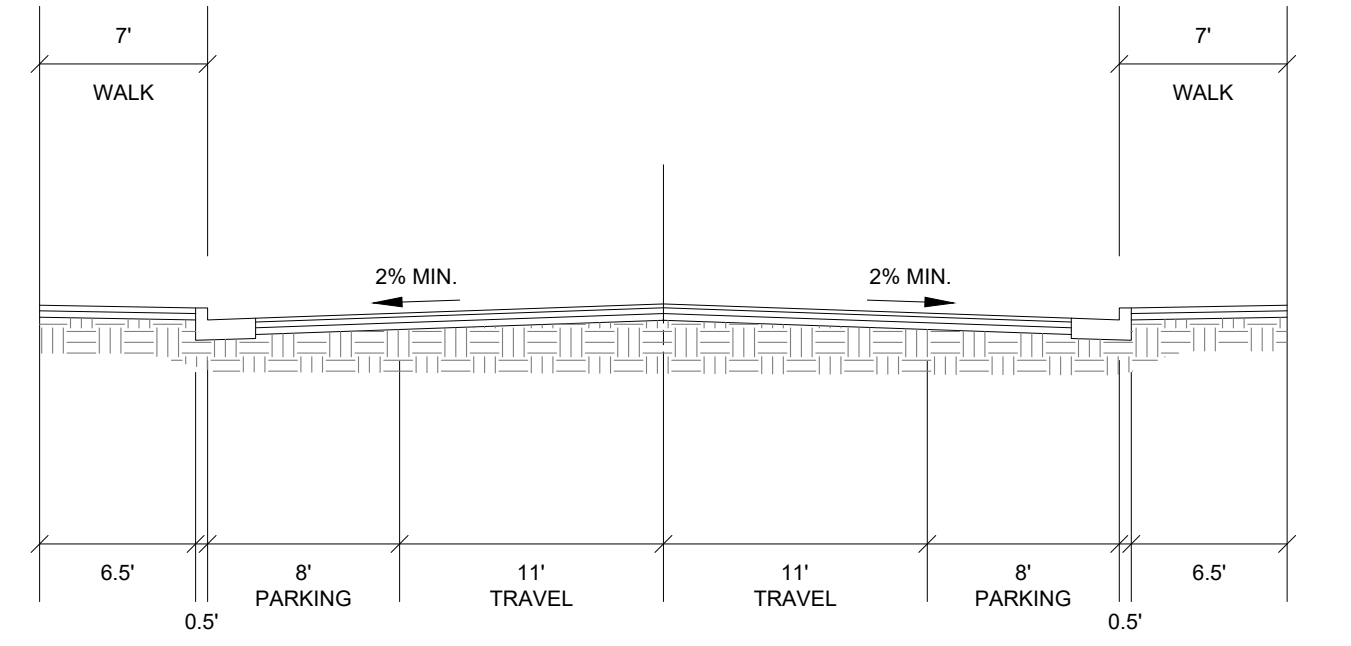


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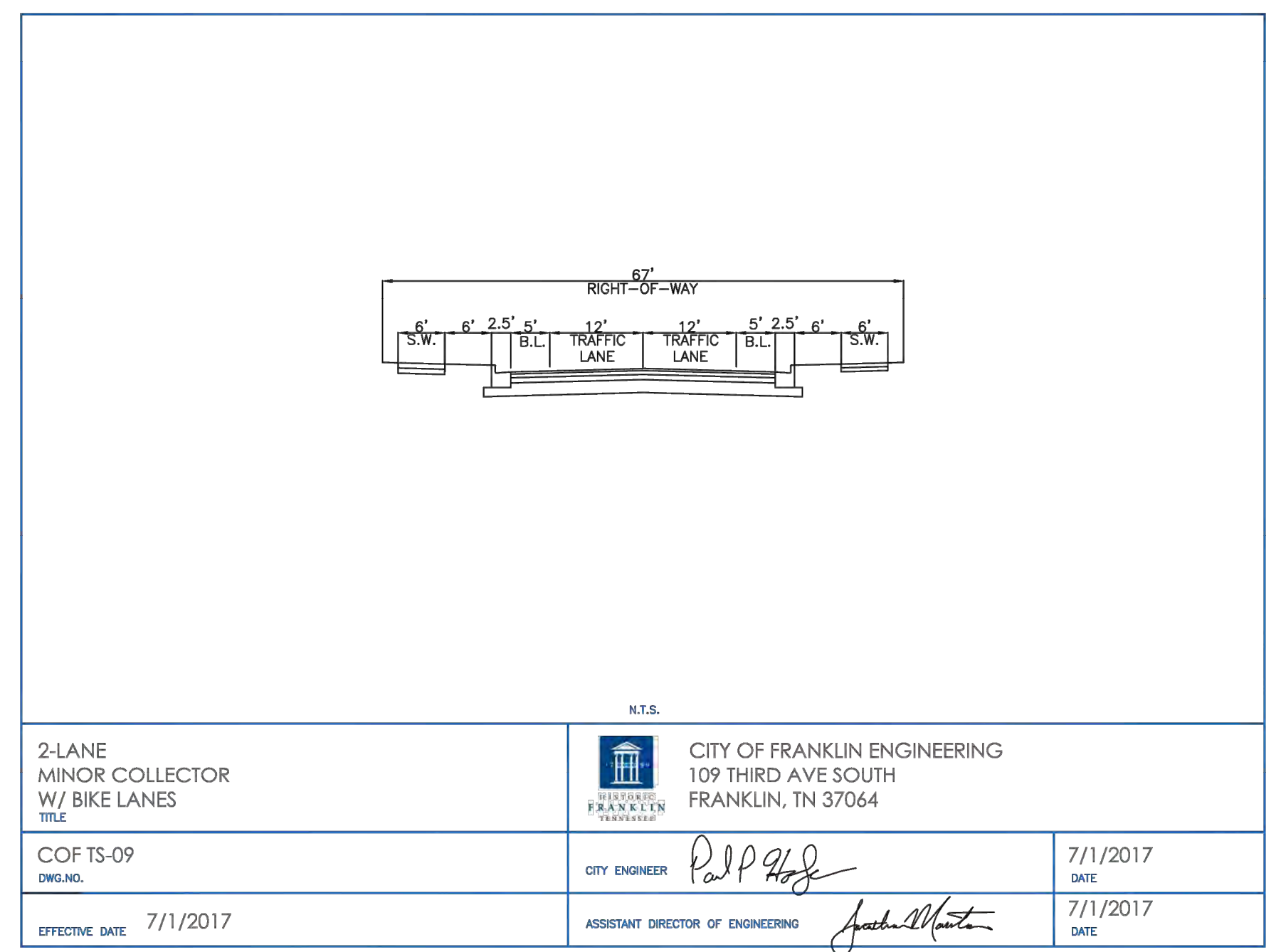
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 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TDOT STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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 6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 'THERMOPLASTIC PAVEMENT MARKINGS', OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



ON-STREET PARKING
STREET SECTION
52' ROW



DEL RIO PIKE
STREET SECTION
67' ROW

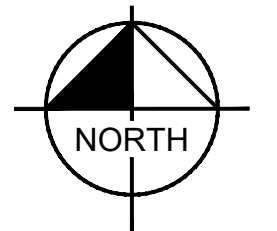
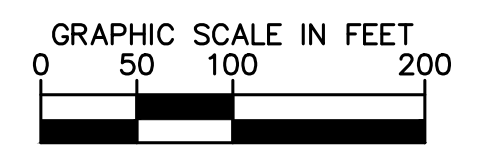
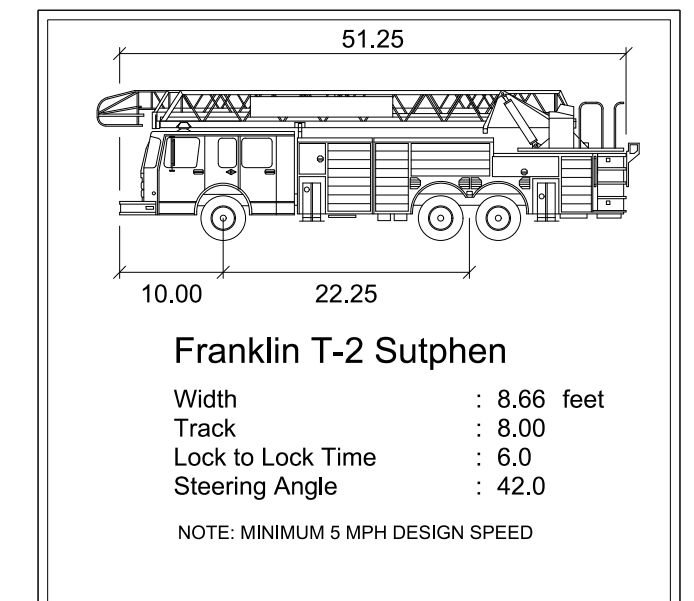
Kimley»Horn

Reese Farm (Revision #1)
Traffic Impact Analysis

The trip generation for the proposed development is summarized in Table 5.

Table 5 – Trip Generation							
ITE Land Use	Density	Daily	AM Peak Hour			PM Peak Hour	
			Total	Enter	Exit	Total	Enter
Single-Family Detached Housing (LUC 210)	74 d.u.	788	57	14	43	76	48
Multifamily Housing (Low-Rise) (LUC 220)	67 d.u.	466	32	7	25	41	26
New Trips		1,254	89	21	68	117	74

d.u. = dwelling units



THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



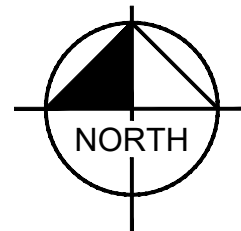
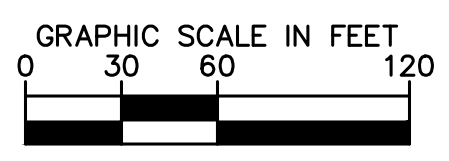
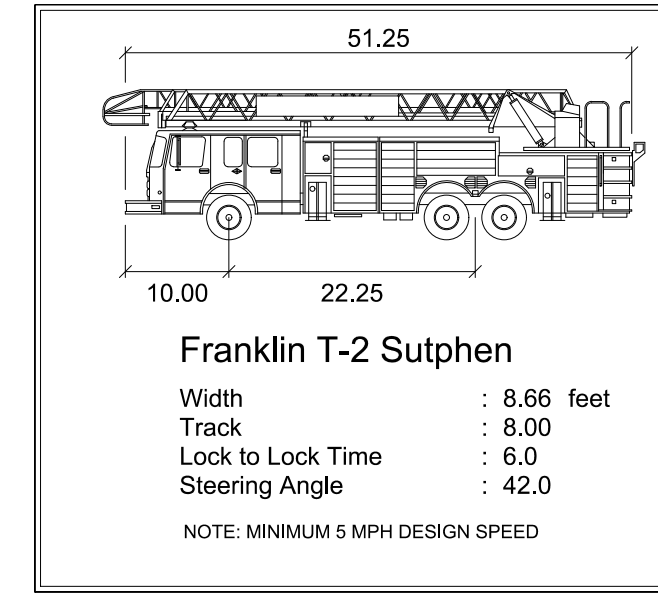
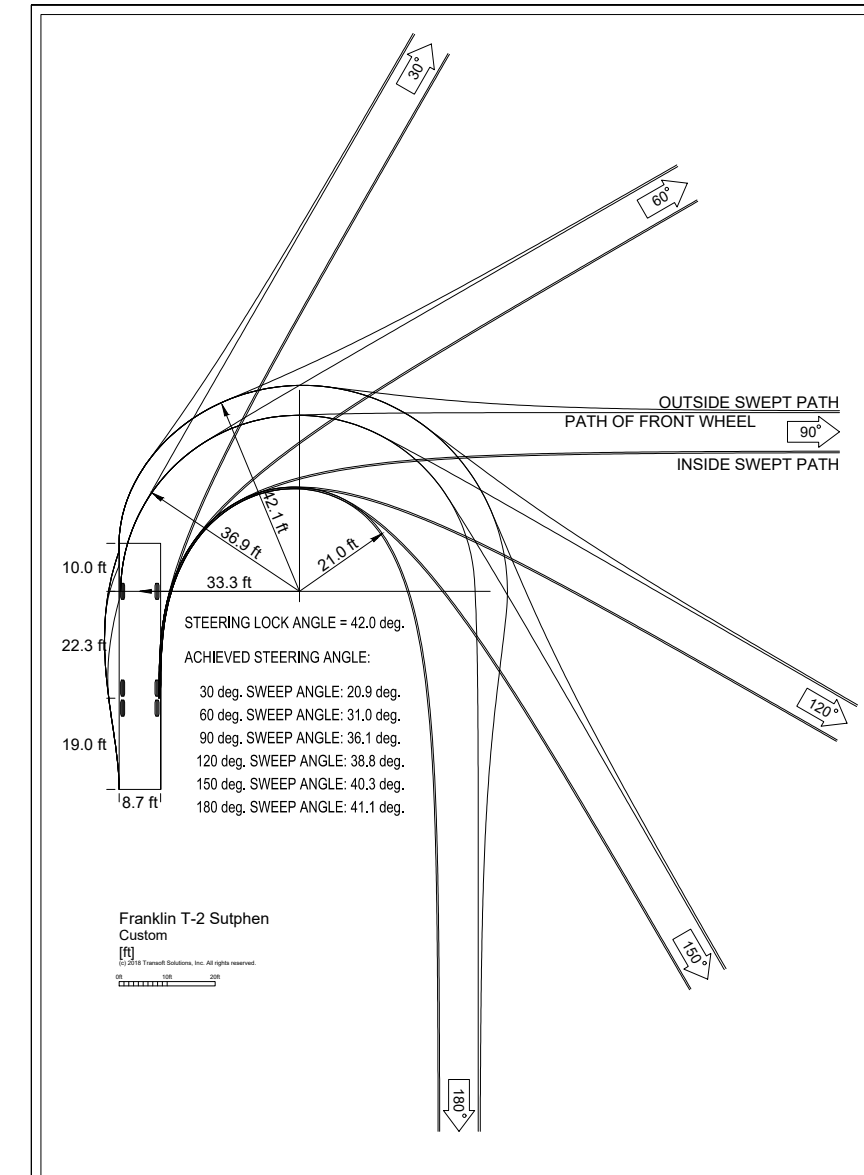
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OVERALL ROW & ACCESS PLAN

Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.1 ENLARGED ROW & ACCESS PLAN (1 OF 2) Dec 06, 2018 3:09pm by: talia.leonard



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 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

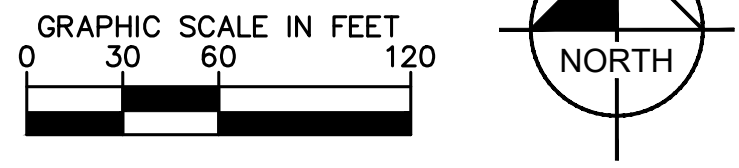
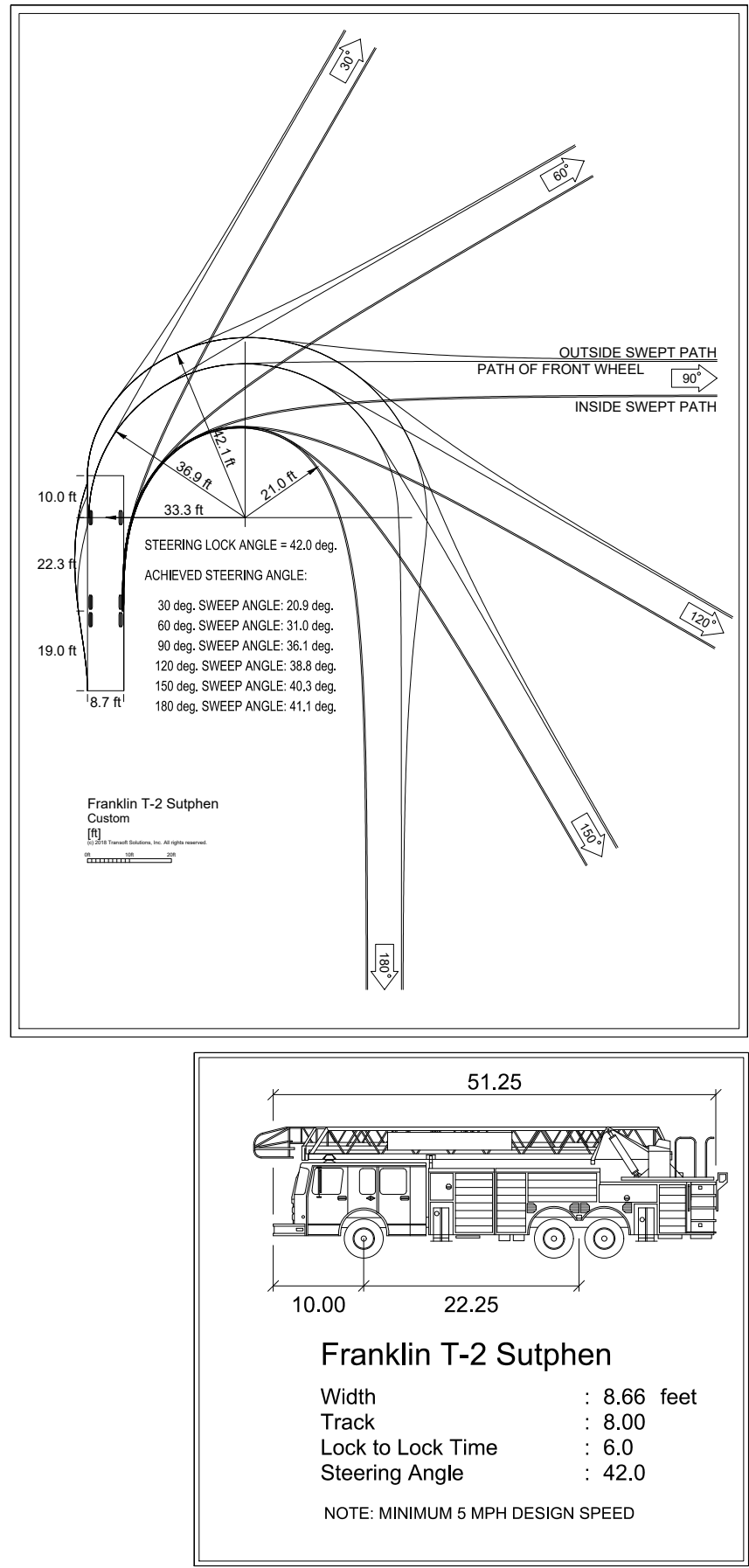


**THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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THE FIELDS AT REESE FARM PUD
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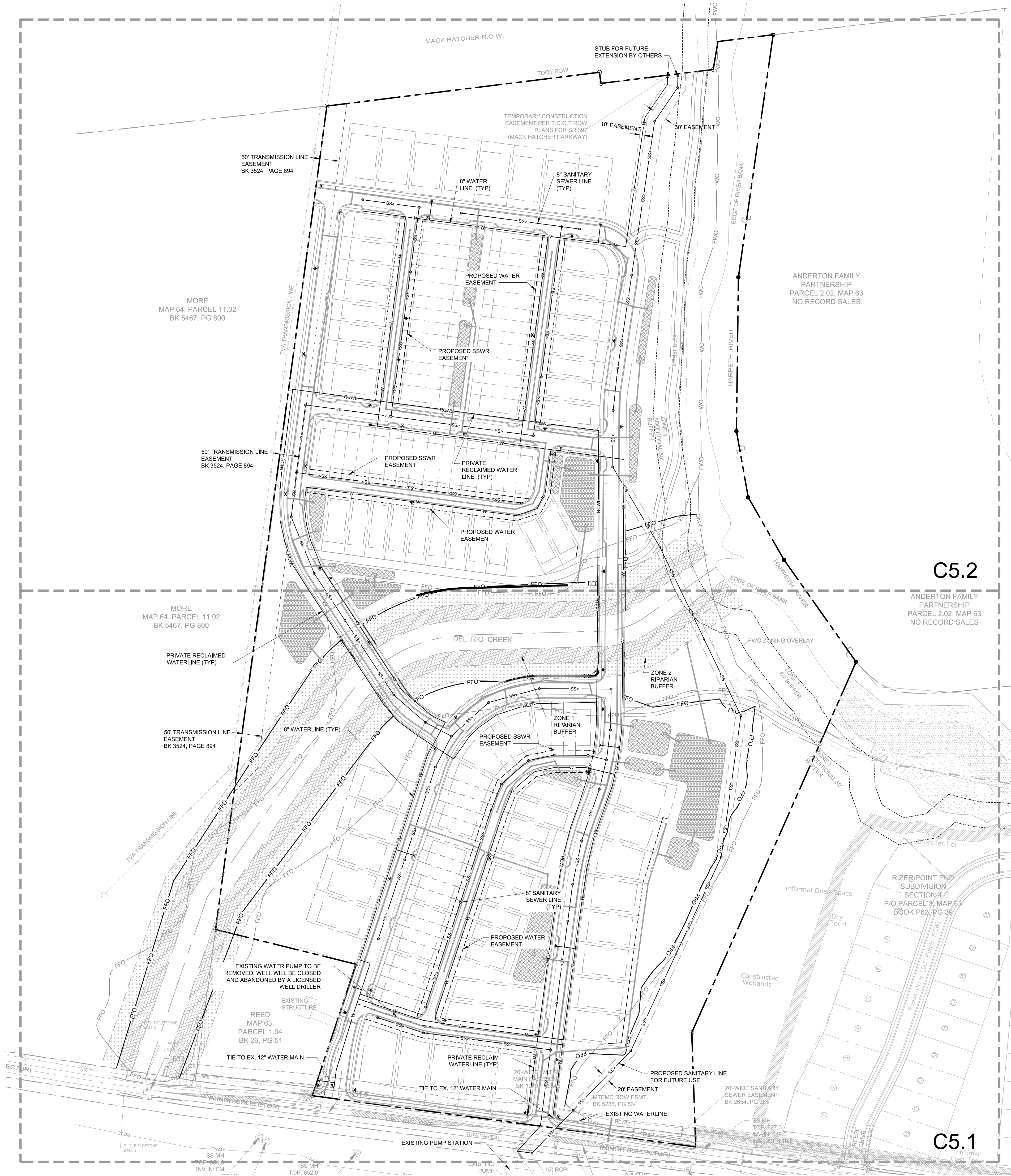


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ENLARGED ROW &
ACCESS PLAN (2 OF
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UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 584-2701 CONTACT: RYAN MCMASTER, P.E.
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EXISTING UTILITIES NOTE

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RECLAIMED WATER NOTE

PROPOSED RECLAIMED WATERLINE TO BE PRIVATE AND INSTALLED OUTSIDE OF PROPOSED ROW.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

SITE LEGEND	
SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
WM	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
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WM	EXISTING WATER MAIN
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100'	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
SS	SANITARY SWER MANHOLE
SS	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY
FFO	PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
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IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

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RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
"NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
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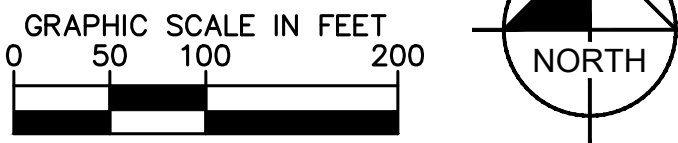
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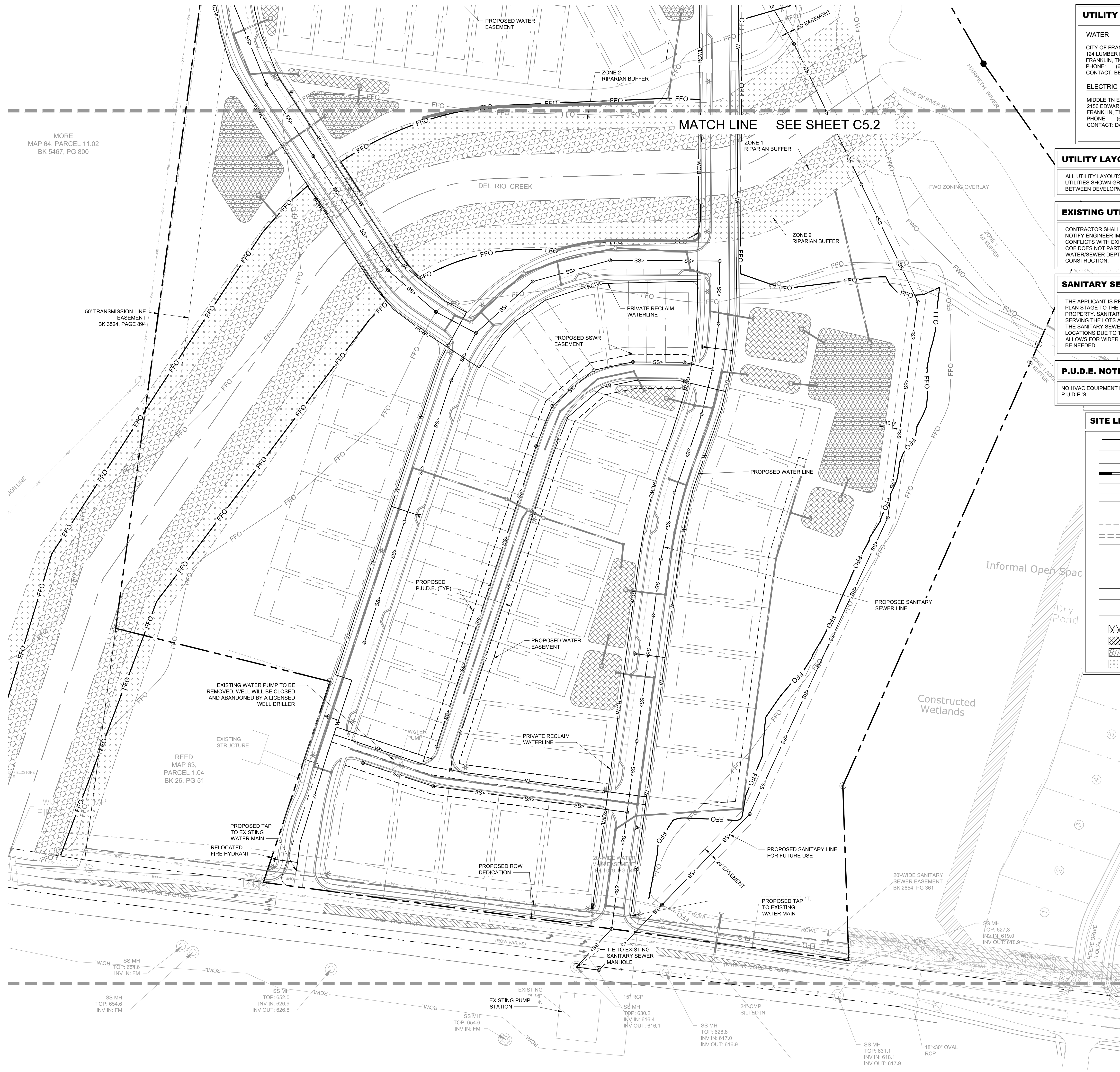


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OVERALL UTILITY
PLAN



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Dec 06, 2018 3:04pm
by: talib@searoad



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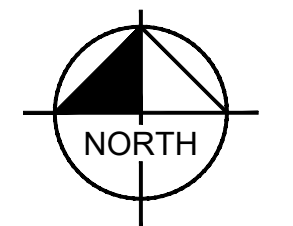
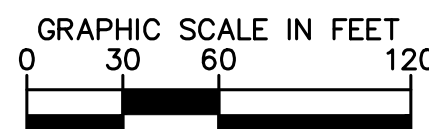
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C5.2 ENLARGED UTILITY PLAN (2 OF 2)
Dec 06, 2018 3:04pm
by: tolloleopard



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UTILITY NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE 'GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
"NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

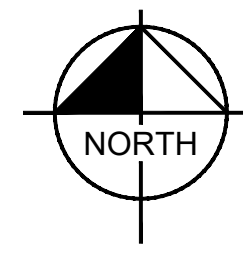
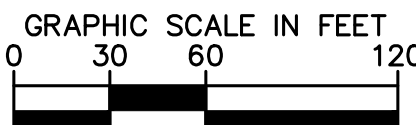
RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.



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12' (W)

SEE APPROVED PLANS

1.5% CROSS SLOPE

COMPACTED SUBGRADE

PAVEMENT SCHEDULE

① 1.5" - BITUMINOUS SURFACE COURSE (ROADWAY)
411-01.05 ACS W/SPH+22 GRADING & BUMP

② TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) 80.07 GAL/SY
(80.10 GAL/SY MILLED SURFACES)

③ 2" - BITUMINOUS AGGREGATE BASE
307-01.05 ASPHALT CONCRETE MIX (PSG4-22)(BPMH-HM) GRADING B-H2

④ PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 80.30-82.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) 88-10.80/SY

⑤ 4" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, CRUSHED"

GENERAL NOTES

1. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY
DIFFERENCE SECTION.

2. REFERENCE 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
CONSTRUCTION.

3. USABLE TRAIL CROSS SLOPE IS 1.0%, ABSOLUTE MAXIMUM IS 2.0%.

N.T.S.

CITY OF FRANKLIN	
MULTI-USE TRAIL (PUBLIC AND PRIVATE)	CITY ENGINEER
DWG. NO. RD-4	EFFECTIVE DATE: 8/1/2018

GREENWAY TRAIL DATA:

+/- 2,142 TOTAL LF

12' TRAIL - 1,550 LF

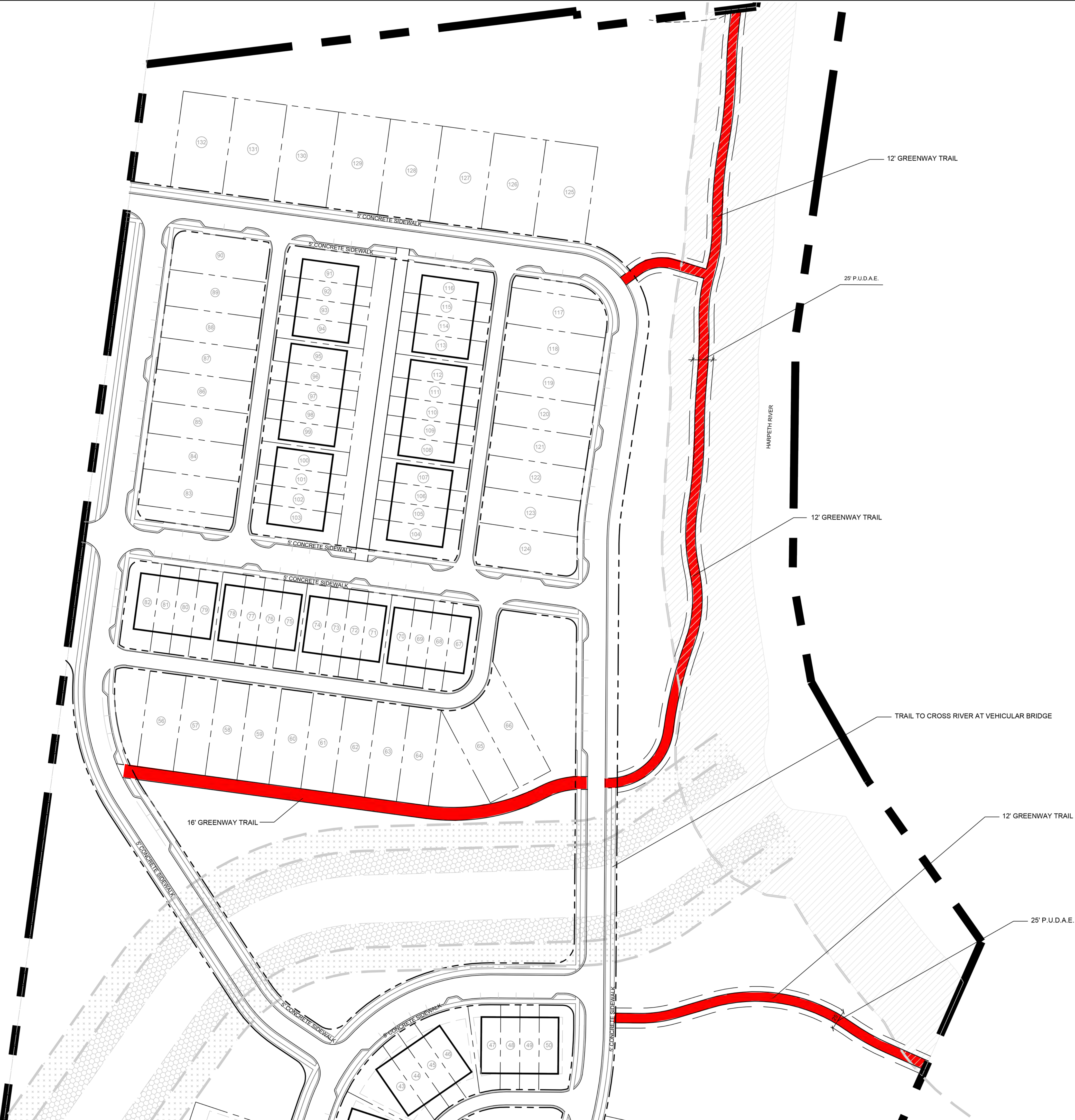
16' TRAIL - 592 LF

STREAM BUFFER KEY

30' RIPARIAN BUFFER ZONE 1
30' FROM TOP OF BANK

30' RIPARIAN BUFFER ZONE 2
30' OFFSET OF ZONE 1 BUFFER

110' RIPARIAN BUFFER ZONE 1
60' OFFSET FROM TOP OF BANK
WITH 50' ADDITIONAL BUFFER DUE TO
STEEP SLOPES GREATER THAN 25%

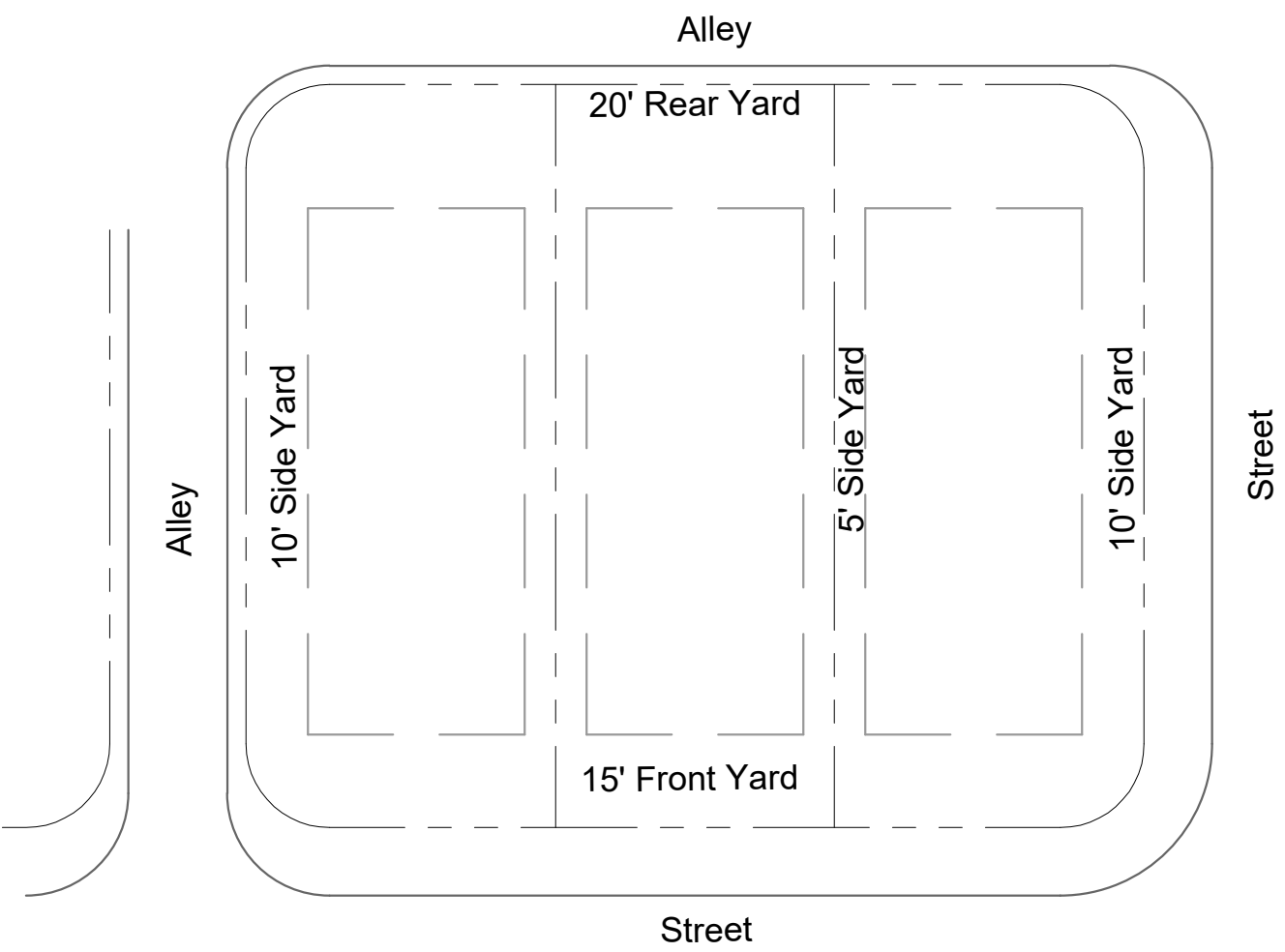


THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

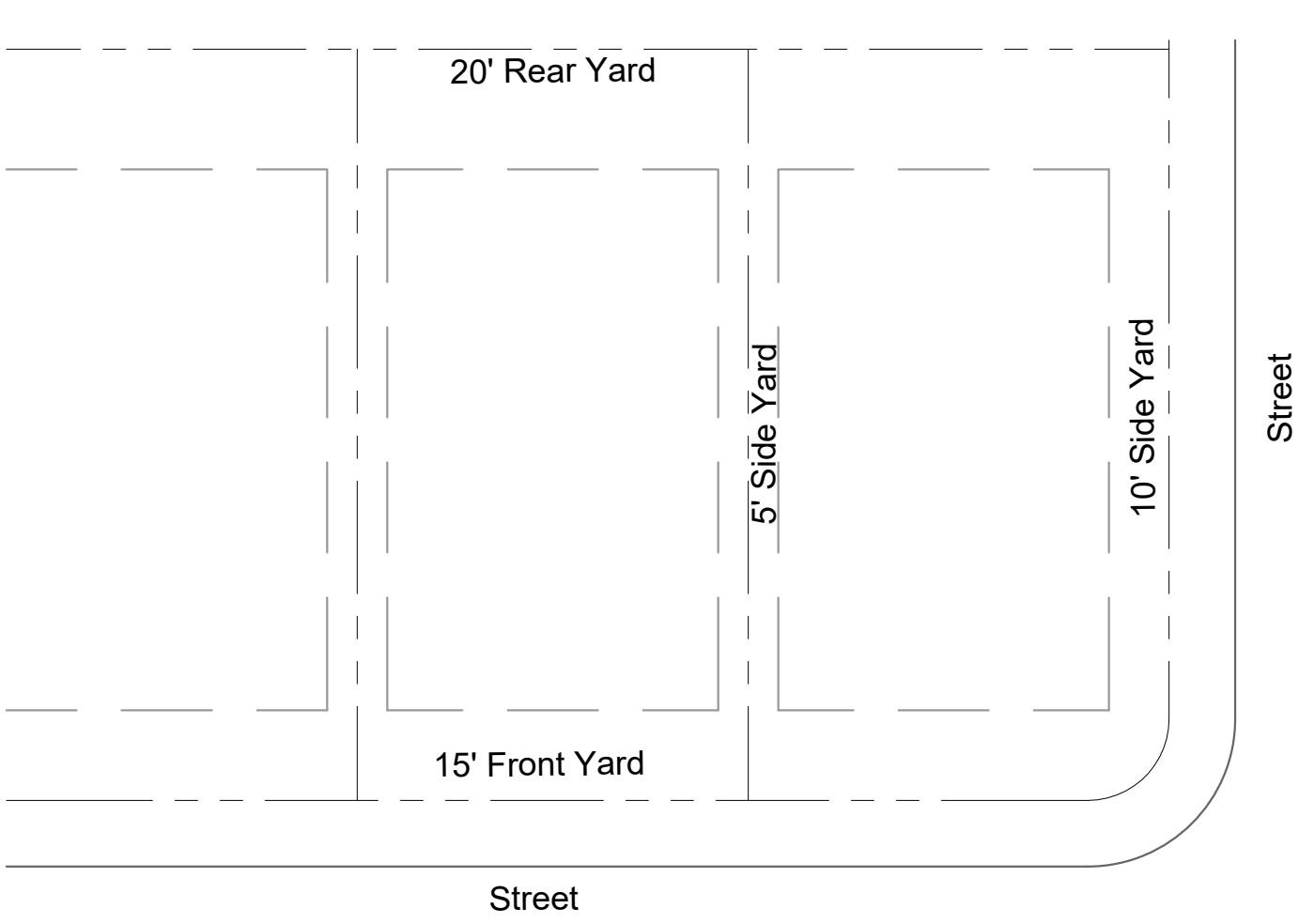
Issued: Nov. 12, 2018

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65' SINGLE-FAMILY
FRONT LOADED
HOMES

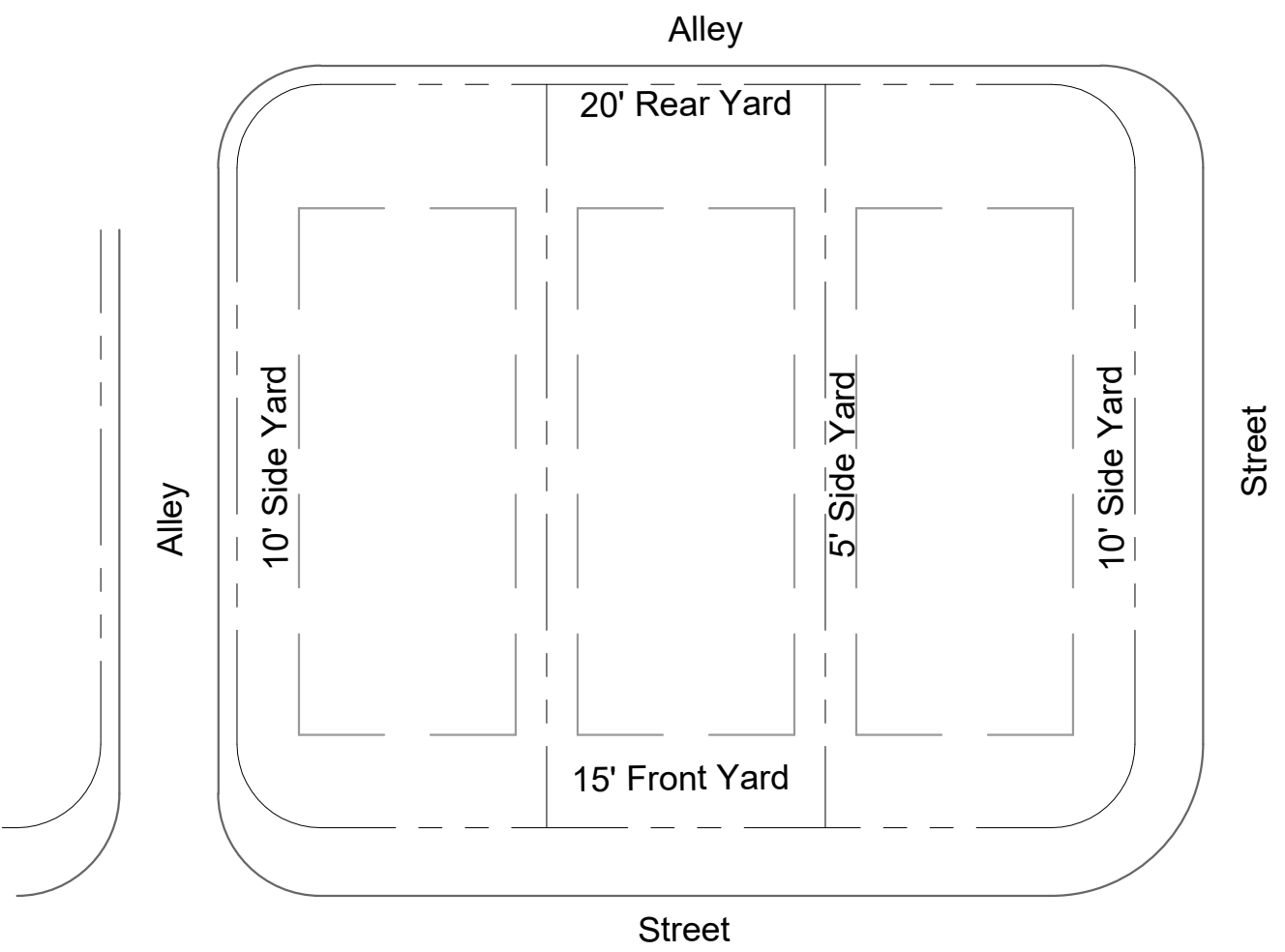


40' Single Family



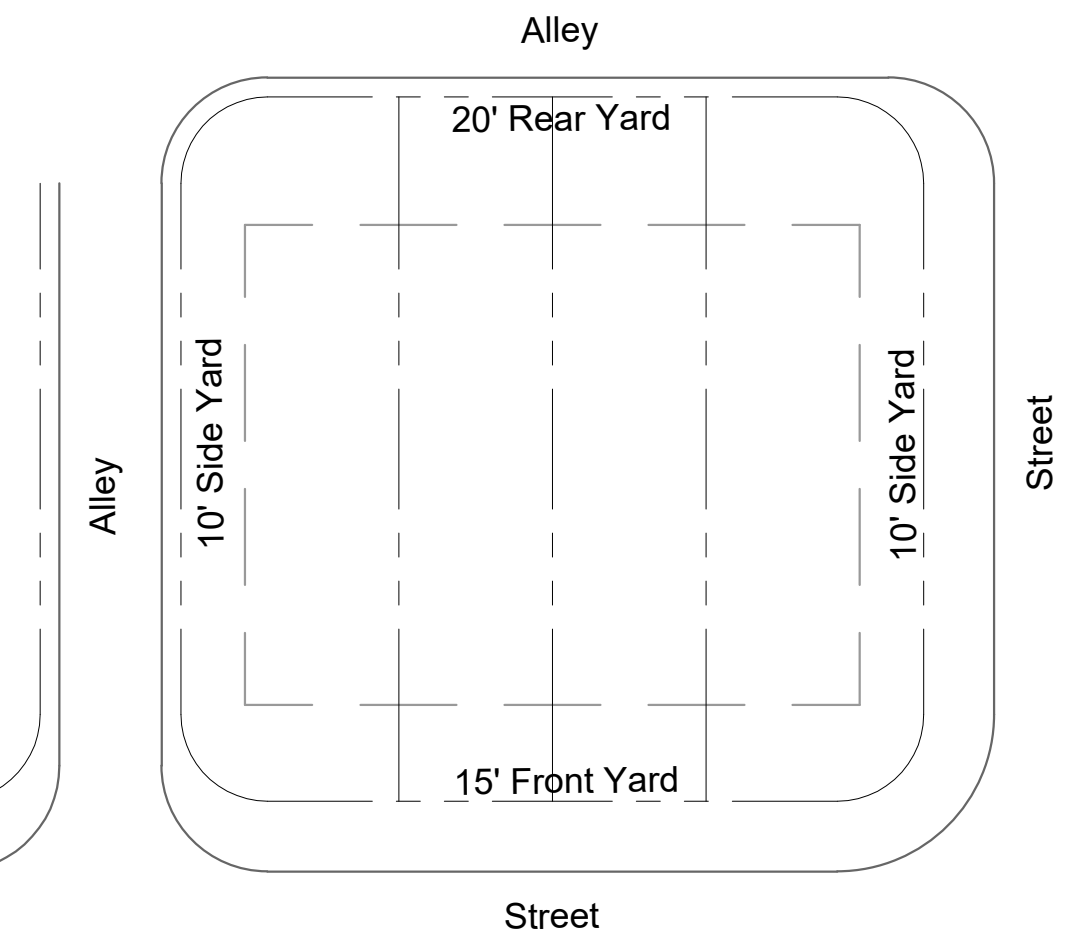
65' Single Family

45' SINGLE-FAMILY
ALLEY LOADED
HOMES



45' Single Family

SINGLE-FAMILY LOT STANDARDS
PROVIDED PARKING
2 GARAGE PARKING SPACES PER UNIT
2 DRIVEWAY PARKING SPACES PER UNIT



Townhomes

TOWNHOME LOT STANDARDS
PROVIDED PARKING
1 GARAGE PARKING SPACE PER UNIT
2 SIDE-BY-SIDE DRIVEWAY PARKING SPACES PER UNIT