

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





THE FIELDS AT REESE FARM PUD **REZONING REQUEST**

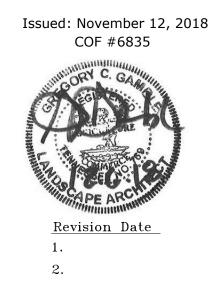
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE





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C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS





PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
063I-A05500	626 RUTHERFORD LN	LEWIS CHARLES P II	626 RUTHERFORD LN	FRANKLIN	TN	37064
06300104	2974 DEL RIO PK	REED NANCY R	2974 DEL RIO PK	FRANKLIN	TN	37069
06300105	DEL RIO PK	ZARING HOMES INC	1604 WESTGATE CIR	BRENTWOOD	TN	37027
06300200	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	1155 HILLSBORO RD	FRANKLIN	TN	37069
06300202	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	1155 HILLSBORO RD	FRANKLIN	TN	37069
06305400	750 NEW HWY 96 W	FRANKLIN SPECIAL SCHOOL DIST	NEW HWY 96 W	FRANKLIN	TN	37064
063H-A00100	5019 RIZER POINT DR	PHELPS SCOTT V	5019 RIZER POINT DR	FRANKLIN	TN	37069
063H-A00200	5017 RIZER POINT DR	ASHER JASON ANTHONY	5017 RIZER POINT DR	FRANKLIN	TN	37069
063H-A00300	5015 RIZER POINT DR	JARNAGIN BARRY K	5015 RIZER POINT DR	FRANKLIN	TN	37069
063H-A02100	RIZER POINT DR	RIZER POINT HOMEOWNERS ASSOC INC	50 VANTAGE WAY #100	NASHVILLE	TN	37228
063I-A00400	625 RUTHERFORD LN	ACTON L C	625 RUTHERFORD LANE	FRANKLIN	TN	37064
063I-A00500	627 RUTHERFORD LN	NEELY DUSTIN M	627 RUTHERFORD LN	FRANKLIN	TN	37064
063I-A00600	629 RUTHERFORD LN	PAINTER KYLE W	629 RUTHERFORD LN	FRANKLIN	TN	37064
063I-A00700	631 RUTHERFORD LN	GOLLIVER ROBERT D	631 RUTHERFORD LN	FRANKLIN	TN	37064
063I-A00800	632 RUTHERFORD LN	CHRISTENSEN JERRY AND BARBARA CHRIST	632 RUTHERFORD LN	FRANKLIN	TN	37064
063I-A00900	234 LANCELOT LN	TOWNSEND DAVID	234 LANCELOT LN	FRANKLIN	TN	37064
063I-A01000	403 MCPHAIL CT	MOORE JOHN E IV	403 MCPHAIL CT	FRANKLIN	TN	37064
063I-A01100	DEL RIO PK	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203
063I-A01200	402 MCPHAIL CT	LEMON GREGORY ANDREW	402 MCPHAIL CT	FRANKLIN	TN	37064
063I-A01300	232 LANCELOT LN	RAY DALE L	232 LANCELOT LN	FRANKLIN	TN	37064
063I-A05200	233 LANCELOT LN	WINTON DAVID EDWARD	233 LANCELOT LN	FRANKLIN	TN	37064
063I-A05300	235 LANCELOT LN	SULLIVAN LI H	2022 WATERSTONE DR	FRANKLIN	TN	37069
0631-A05400	630 RUTHERFORD LN	WESTMORELAND JEREMY	630 RUTHERFORD LN	FRANKLIN	TN	37064
06300103	2970 DEL RIO PK	REESE GORDON OWEN	2970 DEL RIO PIKE	FRANKLIN	TN	37064
063I-C00100	MEETING ST	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203
063I-G00100	1001 REESE DR	BLACK AMY	1001 REESE DR	FRANKLIN	TN	37203
0631-G00200	1003 REESE DR	LAMB JAMES	1001 REESE DR	FRANKLIN	TN	37069
0631-G00200	1005 REESE DR	MORGAN RYAN P	1005 REESE DR	FRANKLIN	TN	37069
0631-G00400	1007 REESE DR	HILL BJARNE	1007 REESE DR	FRANKLIN	TN	37069
0631-G00400	1007 REESE DR	LONGO MICHAEL S	1007 REESE DR	FRANKLIN	TN	37069
063I-G00600	1011 REESE DR	DYER BRANDY	1011 REESE DR	FRANKLIN	TN	37069
0631-G00700	1013 REESE DR	RAINER PRICE	1011 REESE DR	FRANKLIN	TN	37069
0631-G00800	1015 REESE DR		A second to add with the second state and these accords to do a state of	1 Statistical Control and an experimental statements	TN	
		SPRINGMAN ANTHONY L	1015 REESE DR	FRANKLIN	10104.02	37069
063I-G00900	1017 REESE DR		1017 REESE DR	FRANKLIN	TN	37069
063I-G01000	1000 REESE DR	PATEL KETAN N	1000 REESE DR	FRANKLIN	TN	37069
063I-G01100	1002 REESE DR	PATEL NARENDRA B	1002 REESE DR	FRANKLIN	TN	37069
063I-G01200	1004 REESE DR	EDWARDS JOHN	1004 REESE DR	FRANKLIN	TN	37069
063I-G01300	1006 REESE DR	MUSKAR RYAN ANTHONY	1006 REESE DR	FRANKLIN	TN	37069
063I-G01400	1008 REESE DR	BALDWIN EDWARD B	1008 REESE DR	FRANKLIN	TN	37069
063I-G01500	1010 REESE DR	STYERS RONALD E	1010 REESE DR	FRANKLIN	TN	37069
063I-G01600	1012 REESE DR	WERNER THOMAS CHRISTOPHER	1012 REESE DR	FRANKLIN	TN	37069
063I-G01700	1014 REESE DR	MACNEILL DAVID M	1014 REESE DR	FRANKLIN	TN	37069
063I-G01800	1016 REESE DR	ABELL JOSHUA PHILLIP	1016 REESE DR	FRANKLIN	TN	37069
063I-G01900	REESE DR	RIZER POINT HOMEOWNERS ASSOC INC	50 VANTAGE WAY #100	NASHVILLE	TN	37228
06401100	DEL RIO PK	MORE LIVINGFIELD	3050 DEL RIO PK	FRANKLIN	TN	37069
06401102	2984 DEL RIO PK	MORE LIVINGFIELD	3050 DEL RIO PK	FRANKLIN	TN	37069
064L-A00100	FOUNDERS POINTE BLVD	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203

LEGEND
EXISTING IRON RO
IRON ROD SET
FIRE HYDRANT
WATER VALVE
WATER METER
WATER LINE
SANITARY SEWER
SANITARY SEWER
SANITARY SEWER
OVERHEAD ELECT
UTILITY POLE
BENCHMARK
STOCK FENCE
FLOODWAY ZON
FLOODWAY FRIM ZONING OVERLA ZONE 1 (110' BUFFER)

SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83
- DATUM. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND
- COMPLETENESS OF THE BASE INFORMATION SHOWN. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS
- DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G AND MAP NO. 47187C0192G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

SLOPE I	EGEND
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

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



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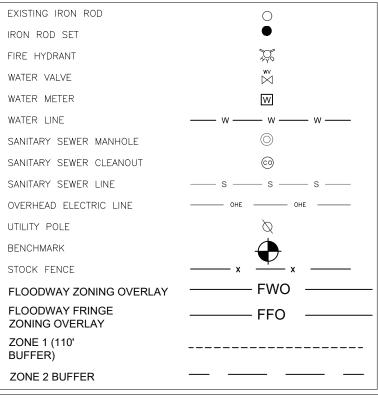
Issued Dec. 6, 2018

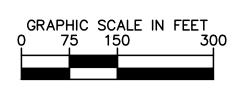
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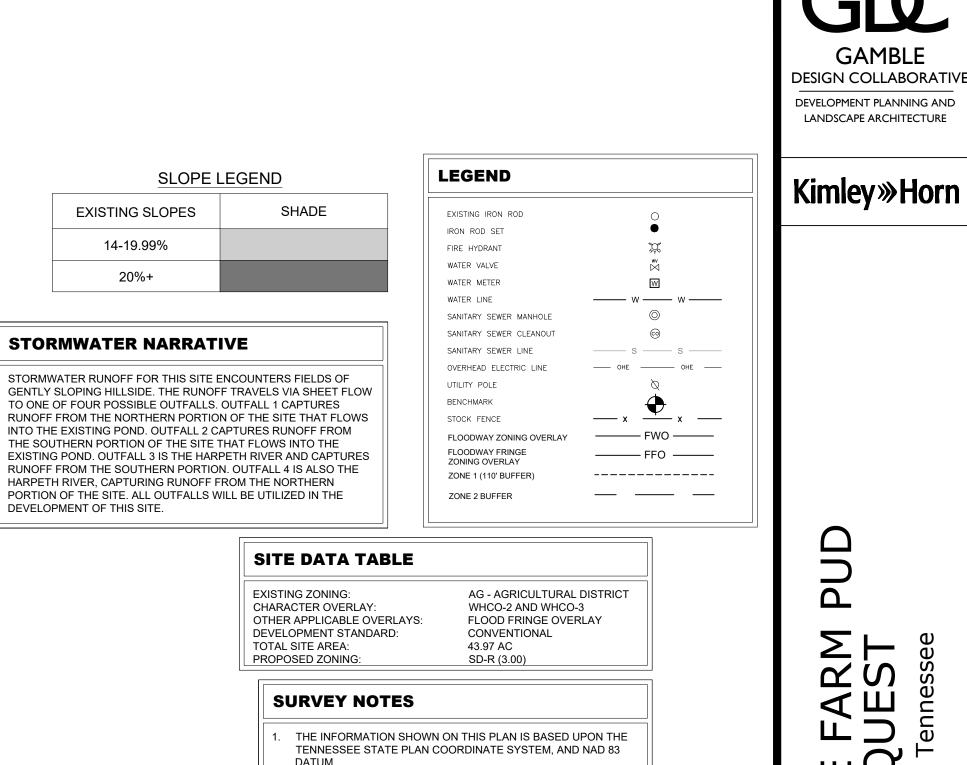
OVERALL EXISTING CONDITIONS

> CI.0COF #6835









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EXISTING TREE CANOPY NOTE

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

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OTHER THAN	THE PLANNED ROADWAYS SHOWN ON THIS F	PLAN, THERE ARE NO OTH	HER MAJOR	

THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

IMPACT	STATEMENT
RUNS IN DEL OF FRANKLIN	OVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 50 GPD = 46,200 GPD
SEWER LIFT S ULTIMATELY, REGIONAL PU	WER WER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED IMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE Y FLOW TO THE PUMP STATION.
	<u>VATER LINE</u> VATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND VIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.
STREET NET AS SHOWN O COLLECTOR	N THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR
*NOTE - A REQUIRE A R ACCORDANC	FIRE DEPT: RE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL ESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN E WITH NFPA 13D. /E. POLICE STATION - 2.3 MILES DRIVING DISTANCE
DEL RIO PARI	<u>AL FACILITIES:</u> < - 0.6 MILES WALKING/DRIVING DISTANCE PARK - 1.49 MILES WALKING/DRIVING DISTANCE
	STUDENT POPULATION: 0.64 STUDENTS = 85 PROJECTED STUDENTS

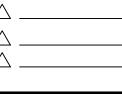
REFUSE COLLECTION: PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.



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<u>Revision Date</u>



ENLARGED EXISTING CONDITIONS (I OF 2



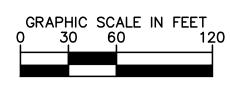




Table 5 – Trip Generation								
			AM Peak Hour		PM Peak Hour		ur	
ITE Land Use	Density	Daily	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (LUC 210)	74 d.u.	788	57	14	43	76	48	28
Multifamily Housing (Low-Rise) (LUC 220)	67 d.u.	466	32	7	25	41	26	15
New Trips		1,254	89	21	68	117	74	43

LEGEND

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FLOODWAY ZONING OVERLAY	——— FWO ———
FLOODWAY FRINGE ZONING OVERLAY	——— FFO ———
ZONE 1 (110' BUFFER)	
ZONE 2 BUFFER	

SITE DATA TABLE

EXISTING ZONING:AG - AGRICULTURAL DISTRICTCHARACTER OVERLAY:WHCO-2 AND WHCO-3OTHER APPLICABLE OVERLAYS:FLOOD FRINGE OVERLAYDEVELOPMENT STANDARD:CONVENTIONALTOTAL SITE AREA:43.97 ACPROPOSED ZONING:SD-R (3.00)

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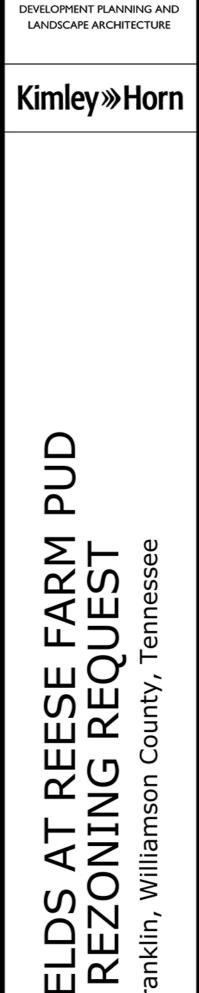
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER NARRATIVE

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 IS THE HARPETH RIVER AND CAPTURES RUNOFF 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.





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GAMBLE DESIGN COLLABORATIVE



Issued Dec. 6, 2018

<u>Revision Date</u>

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ENLARGED EXISTING CONDITIONS (2 OF 2)



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