



- NOTES:
- AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S. (AERIAL PHOTO IS THE SAME USED FOR THE ORIGINAL DEVELOPMENT PLAN SUBMITTAL.)
 - SITE BOUNDARY PROVIDED BY CIVIL SITE DESIGN GROUP

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 45,215 SF
34% FORMAL = 15,373 SF
66% INFORMAL = 29,842 SF
PROVIDED: 63,294 SF TOTAL (21%)
FORMAL = 15,552 SF
INFORMAL = 47,742 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	6,982
101	FORMAL	ACTIVE RECREATIONAL AREA	8,570
102	INFORMAL	PRESERVED TREE CANOPY	8,031
103	INFORMAL	STORMWATER / BUFFER	38,711

TREE CANOPY RETENTION

OVERALL SITE AREA = (6.92 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
52,144 SF (1.20 AC)	19,051 SF (0.44 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	52,144 SF; 1.20 AC (17% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (28,158 SF; 0.65 AC)
PROVIDED CANOPY PRESERVATION:	19,051 SF; 0.44 AC (68% OF REQUIRED)

HYDRANT FIRE FLOW
DIETICOAT AND DAVIS, INC
HYDRANT LOCATED AT THE INTERSECTION OF CARLISLE LANE AND OLD CHARLOTTE PIKE.
FLOW: 2,771 PSI AT 20 GPM
STATIC PRESSURE: 59 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.

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 THE EXISTING DEVELOPED SUBDIVISIONS.

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

1. THE EXISTING USES WITHIN THE WEST HARPETH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.

2. THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.

3. 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 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.

KEY

- PRESERVED CANOPY
- FORMAL OPEN SPACE

DEVELOPMENT PLAN REVISION 2

THE LOCATION OF THE GARAGES FOR LOTS 1-11 WILL MOVE FROM THE REAR OF THE LOTS TO A MINIMUM OF 10' BEHIND THE PRIMARY FACADE OF THE HOUSE.

LOTS 12-20 WILL REMAIN UNCHANGED.

SEE SHEET A1.0 FOR REVISED ARCHITECTURE AND LOT DIAGRAMS

SITE DATA CHART

PROJECT NAME: CARDEL VILLAGE

PROJECT #:

ADDRESS: CARLISLE LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING: R-3
EXISTING CHARACTER AREA: WHCO-2
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 6.92 AC

MINIMUM SETBACKS: FRONT: 15'
SIDE: 5'
REAR: 5'

OWNERS: DREES HOMES
1651 WESTGATE CIRCLE
BRENTWOOD, TN 37027

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 20 (ALL DETACHED)

BUILDING HEIGHT: 2 STORIES

REQUIRED LSR: 0.4
PROVIDED LSR: 04

*MINIMUM PARKING REQUIREMENT:
2 SPACES / HOME
20 HOMES = 40 SPACES

PROVIDED PARKING: 40

RESIDENTIAL DENSITY: 2.89 D.U.A.

PARKLAND DEDICATION: 2 UNITS WERE EXISTING ON THE PROPERTY. 18 OF THE 20 UNITS ARE REQUIRED FOR PARKLAND FEES. PAID AT THE FINAL PLAT.
(APPLICANT TO PAY FEE IN LIEU PER PREVIOUSLY APPROVED DEVELOPMENT PLAN.)

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: 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

RESTRICTIVE COVENANTS
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S 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.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CARDEL VILLAGE PUD
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee



DEVELOPMENT
PLAN

C2.0

COF 7068