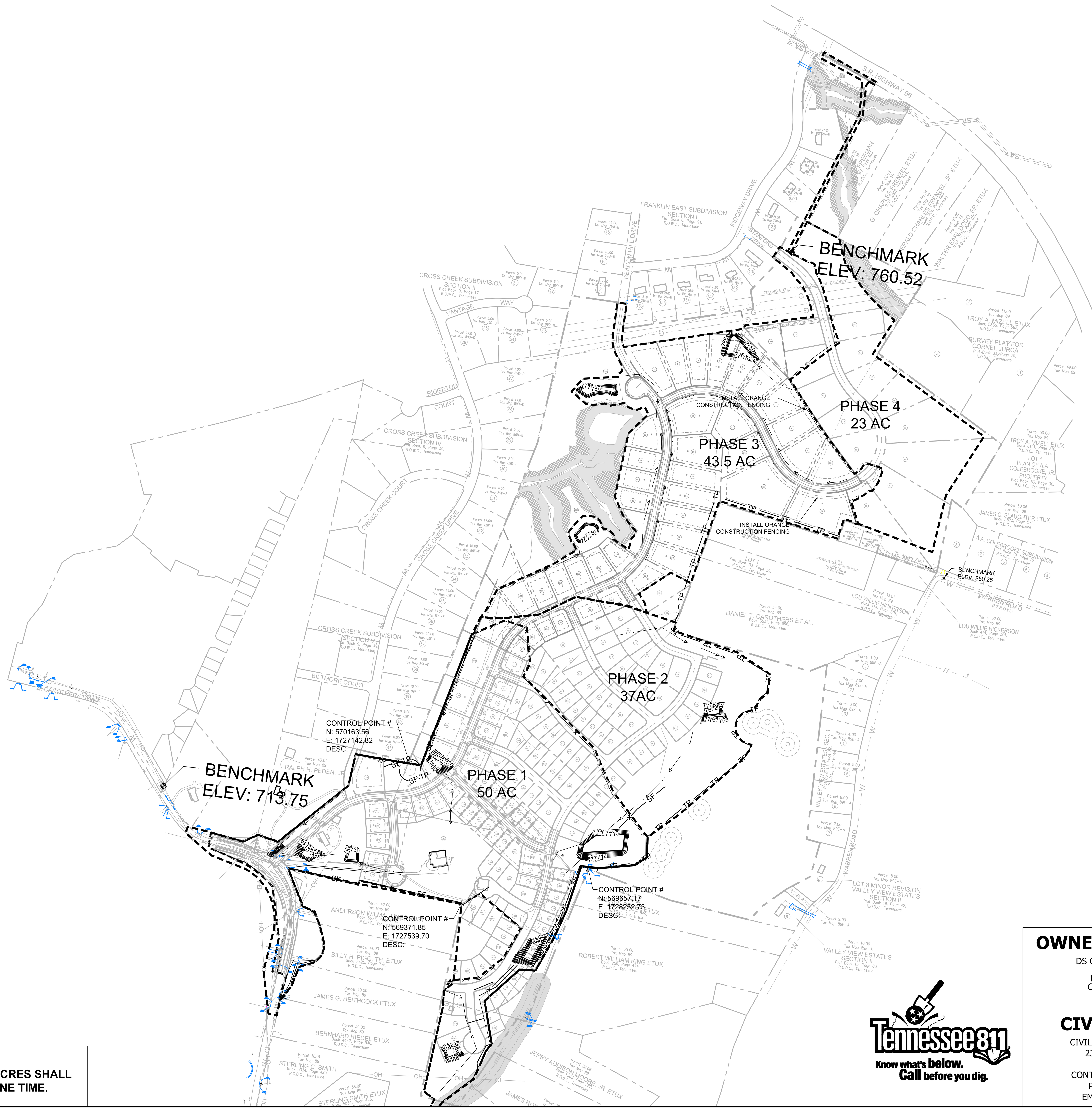

NOTE:
NO MORE THAN 50 ACRES SHALL BE DISTURBED AT ONE TIME.

Jun 06, 2019 - 10:23am T:\CADD\2018\18-039-01\CAD\Civil\2018\Phase 2A\18-039-01 - Phase 2A - c312 - SWPPP Phasing Plan.dwg

OWNER / DEVELOPER

DS COLLETTA PARK SUB, LLC
2925 BERRY HILL DR
NASHVILLE, TN 37204
CONTACT: LYNN EALEY
PH: 615-962-9202

CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
CONTACT: RYAN LOVELACE, P.E.
PHONE: (615) 248-9999
EMAIL: ryanl@civil-site.com

Tennessee 811 — Know what's below. Call before you dig.

NORTH

PROJECT BENCHMARK:
TOP OF RR SPIKE IN POWER POLE ON S. CAROTHERS RD

ELEVATION 713.75
NAD 83 DATUM
ZONE 5301
FIPSZONE 4100

0 100 200 300 600 900
GRAPHIC SCALE 1"=300'

CIVIL·SITE DESIGN GROUP
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2305 Kline Avenue, Suite 300 - Nashville, Tennessee 37211
615.248.9999 www.Civil-Site.com

RYAN E. LOVELACE — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 109036 — STATE OF TENNESSEE — 06-06-19

STORMWATER POLLUTION PREVENTION PLAN - PHASING PLAN

CONSTRUCTION PLANS
COLLETTA PARK P.U.D. SUBDIVISION
SECTION 2
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PRE APP SUBMITTAL	01-16-19	REL	JSF
	INITIAL SUBMITTAL	03-11-19	REL	JSF
	CITY COMMENTS	04-01-19	REL	JSF
	CITY COMMENTS	05-02-19	REL	JSF
	CITY COMMENTS	06-06-19	REL	JSF

C3.12

JOB NO.: 18-039-01

TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE

TYPICAL 65' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL 65' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 65' LOT HOME RIGHT ELEVATION
NOT TO SCALE

TYPICAL 65' LOT HOME NOTES

1. HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

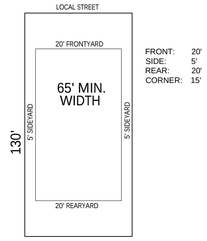
6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

9. FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

TYPICAL 65' LOT DIAGRAM AND SETBACKS



FRONT: 20'
SIDE: 5'
REAR: 20'
CORNER: 15'

NOT TO SCALE

TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE

TYP
NOT TO SCALE

TYPICAL 85' LOT HOME RIGHT ELEVATION
NOT TO SCALE

TYPICAL 85' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. SIDE-LOADED GARAGES

5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.

6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.

7. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSIONCITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

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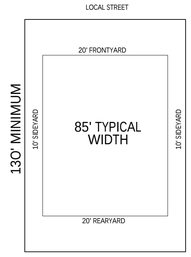
9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF

11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

TYPICAL 85' LOT DIAGRAM AND SETBACKS



FRONT: 25'
SIDE: 10'
REAR: 25
CORNER: 20'

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TYPICAL ARCHITECTURE
CONSTRUCTION PLANS

COLLETTA PARK P.U.D.

SECTION 2A
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	03-11-19		

A1.00

JOB NO.: 18-039-01

TYPICAL ESTATE LOT HOME FRONT ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT HOME RIGHT ELEVATION
NOT TO SCALE

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FRONT: 35'
SIDE: 15'
REAR: 35
CORNER: 25'

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GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

TYPICAL ARCHITECTURE
CONSTRUCTION PLANS
COLLETTA PARK P.U.D.
SECTION 2A
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	03-11-19		

A2.00

JOB NO.: 18-039-01