



FAIRVIEW 17

DEVELOPMENT PLAN

TAX MAP 42, PARCEL 132

FAIRVIEW, TN

PROPERTY INFORMATION:

OWNER OF RECORD: CHRISTINE BRISON
TAX MAP 42 PARCEL 132
706 TYNESIDE CIR
BRENTWOOD, TN 37027

PROJECT CONTACT LIST:

DEVELOPER: CLQ LAND
4652 MAJESTIC MEADOWS DRIVE
ARRINGTON, TN 37014
(615) 663-7345
mark@clqland.com

CIVIL ENGINEER: FCG | CIVIL
1877 ERLINGER DRIVE
NOLENSVILLE, TN 37035
(408) 690-1467
cole@fcgcivil.com

SURVEYOR: STIVERS LAND SURVEYING, LLC
1134 LAKEWOOD DRIVE
GALLATIN, TN 37066
(615) 939-1171
stiverslandsurveying@gmail.com

PLANNING AND CODES DEPARTMENT: CITY OF FAIRVIEW
7111 BOWIE LAKE ROAD
FAIRVIEW, TN 37062
(615) 387-6082
egreer@fairview-tn.org

WATER/ WASTEWATER: WATER AUTHORITY OF DICKSON COUNTY
101 COWAN RD
DICKSON, TN 37055
(615) 441-4188
mrogers@wadc.us



LOCATION MAP

1" = 1000'

SHEET INDEX

- | | | |
|---|-------|---------------------------|
| 1 | C0.00 | TITLE SHEET |
| 2 | C1.00 | EXISTING CONDITIONS PLAN |
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REVISION DESCRIPTION:	

REV.	DATE:
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ISSUE DATE:	PROJECT NUMBER:
10/31/2025	225-0401

DESIGNED BY:	DRAWN BY:	CHECKED BY:
FCG	FCG	FCG

CLQ LAND TAX MAP 42 PARCEL 132 4652 MAJESTIC MEADOWS DRIVE. ARRINGTON, TN 37014 (615) 663-7345 mark@clqland.com	FC GAUMMIZ CIVIL ENGINEER, LLC 1877 ERLINGER DRIVE NOLENSVILLE, TN 37135 (408) 690-1467 cole@fcgcivil.com
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DEVELOPMENT PLAN
FOR
FAIRVIEW 17
FAIRVIEW, TN



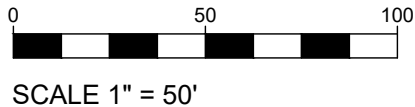
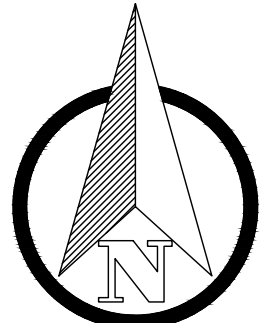
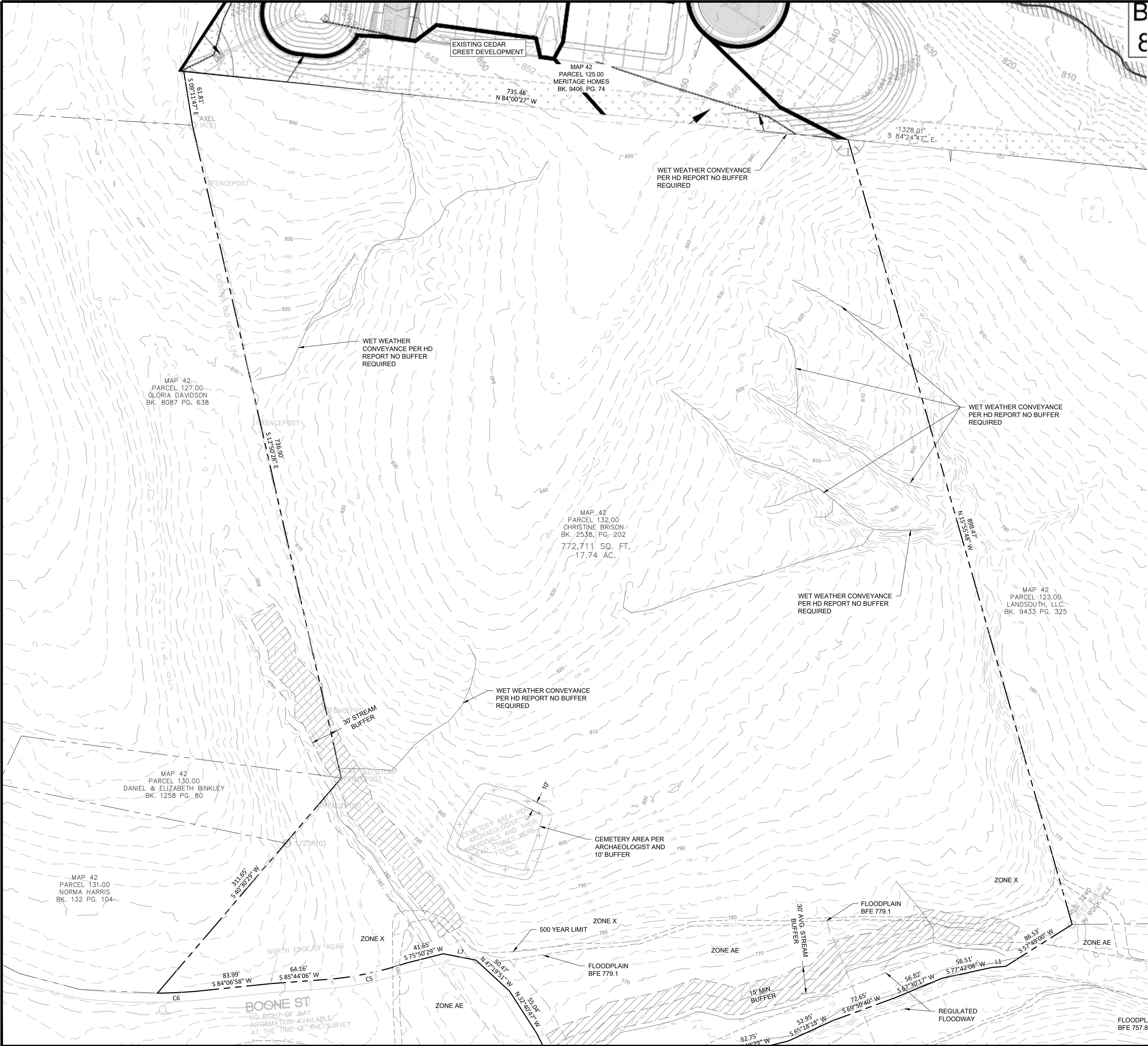
SHEET TITLE:
TITLE SHEET

SHEET:
C0.00

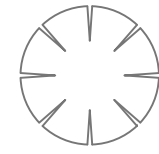
THIS DEVELOPMENT PLAN WAS APPROVED BY THE FAIRVIEW MUNICIPAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS AND CONDITIONS AS INDICATED IN THE MINUTES OF THE COMMISSION ON _____, 2025.

NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS AND A DEVELOPMENT AGREEMENT AS REQUIRED BY THE SUBDIVISION REGULATIONS ARE APPROVED.

PLANNING COMMISSION SECRETARY



- EXISTING**
- BOUNDARY LINE
 - - - ADJ PROPERTY LINE
 - //// WNA BUFFER
 - 680 EX MAJOR CONTOUR
 - 678 EX MINOR CONTOUR
 - x - x - FENCE LINE



TREE

THIS SURVEY WAS CREATED BY STIVER LAND SURVEYING COMPANY, LLC, TITLED ALTANSP LAND TITLE SURVEY, BOONE STREET, FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE, DATED APRIL 14, 2025 AND WAS NOT PRODUCED BY FC GAUMNITZ | CIVIL ENGINEER, LLC. FC GAUMNITZ | CIVIL ENGINEER, LLC WILL NOT BE HELD LIABLE FOR ANY ERRORS AND/OR OMISSIONS ON THE SURVEY OR DESIGN ERRORS AND/OR OMISSIONS CAUSED BY SURVEY HAVING ERRORS AND/OR OMISSIONS.

ABBREVIATIONS:

- | | |
|------|----------------------------|
| AC | ACRE |
| ASPH | ASPHALT |
| AVG | AVERAGE |
| CL | CENTER LINE |
| CONC | CONCRETE |
| FT | FEET |
| MBSL | MAIN BUILDING SETBACK LINE |
| MIN | MINIMUM |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| SF | SQUARE FEET |
| WNA | WATERWAY NATURAL AREA |
| MIN | MINIMUM |

SURVEYOR'S NOTES

- THE UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM ACTUAL FIELD EVIDENCE, UTILITY AGENCY RECORDS, OR ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED IN REGARD TO THE UTILITY LOCATIONS SHOWN HEREON. THE OWNER(S) AND CONTRACTOR(S) SHALL ASSUME RESPONSIBILITY TO VERIFY UTILITY EXISTENCE, SIZE, LOCATION, DEPTH, AND AVAILABILITY OF SERVICE, AND BE SOLELY RESPONSIBLE FOR CONTACTING THE UTILITY LOCATION SERVICE PRIOR TO COMMENCING CONSTRUCTION.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, WETLANDS, SINKHOLES, UNMARKED GRAVE SITE, OR DEBRIS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH MY FIELD SURVEY NOTES. IT SHOWS IMPROVEMENTS AS THEY EXIST TO THE BEST OF MY KNOWLEDGE, BUT IS NOT GUARANTEED TO BE CORRECT IN EACH AND EVERY DETAIL.
- THE PROPERTY SHOWN HEREON IS LOCATED IN WITHIN THE CITY OF FAIRVIEW AND WILLIAMSON COUNTY, TENNESSEE. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, LANDSCAPING, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF PLANNING AND CODES.
- BEARINGS BASED ON: TENNESSEE STATE PLANE (NAD 83).
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTY SHOWN IN THE TITLE OF THE SURVEY, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION.
- THE CURRENT DEED AND TITLE REFERENCES DO NOT MATHEMATICALLY CLOSE.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AND "ZONE AE" AS EVIDENCED ON THE FLOOD INSURANCE RATE MAP #47187C01355 WITH EFFECTIVE DATE OF 9/29/2006.



REVISION DESCRIPTION:

REV.	DATE:	
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ISSUE DATE:

10/31/2025

PROJECT NUMBER:

225-0401

DESIGNED BY:

FCG

DRAWN BY:

FCG

CHECKED BY:

FCG

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mail@edgard.com

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cga@fcga.com

DEVELOPMENT PLAN

FOR

FAIRVIEW 17

FAIRVIEW, TN

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ONLY, NOT FOR
CONSTRUCTION

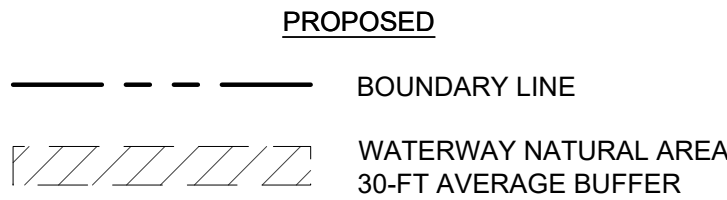
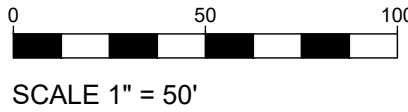
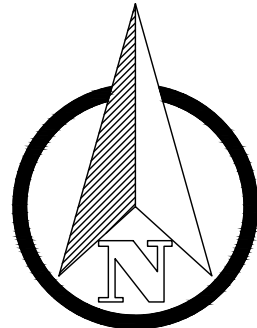


10/31/2025

SHEET TITLE:
**EXISTING
CONDNTIONS PLAN**

SHEET:

C1.00



- ABBREVIATIONS:
- AC ACRE
 - ASPH ASPHALT
 - CBU CLUSTER BOX UNIT
 - CL CENTER LINE
 - CONC CONCRETE
 - FM FORCE MAIN
 - FT FEET
 - MBSL MAIN BUILDING SETBACK LINE
 - MIN MINIMUM
 - R PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - USPS UNITED STATES POSTAL SERVICE
 - WNA WATERWAY NATURAL AREA

DEVELOPMENT SUMMARY:	
GROSS SITE AREA:	17.74± ACRES
DEVELOPABLE SITE AREA:	15.70± ACRES (GROSS - NEW ROAD)
EXISTING ZONING:	RS-40
PROPOSED ZONING:	RS-8 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
EXISTING USE:	VACANT - GRASS AND WOODS
PROPOSED USE:	SINGLE-FAMILY SUBDIVISION
LOT COUNT:	45 LOTS
ALLOWED DENSITY:	5.45 LOTS PER ACRE
PROPOSED DENSITY:	2.54 LOTS PER ACRE
NEIGHBORING ZONING:	NORTH: RM-8 POD AND RS-10 POD SOUTH: RS-40 WEST: RS-40 EAST: R-20
MIN. LOT SIZE:	8,000 SF
SETBACKS:	
FRONT	20 FT
SIDE	5 FT
REAR	20 FT
HEIGHT STANDARDS:	35 FT (3-STORIES)
MIN. LOT WIDTH:	50 FT
PRE-DEVELOPMENT PERVIOUS AREA	17.74 ± AC
IMPERVIOUS AREA	0 AC
POST-DEVELOPMENT PERVIOUS AREA	9.24 AC
IMPERVIOUS AREA	8.5 AC
OPEN SPACE	6.34 AC (36%)
REQUIRED OPEN SPACE: (LESS RIGHT OF WAYS, NON RESIDENTIAL USES, AND FEMA FLOOD ZONES)	FLOOD ZONE = 1.7± AC, ROW = 2.06± AC, WADC = 0.05± AC; NET AREA = 13.93± AC * 10% = 1.4 AC
IMPROVED OPEN SPACE:	50% OF REQUIRED OPEN SPACE: 0.7± AC PROVIDED: 0.8± AC

- SITE PLAN NOTES:
- 50' RIGHT-OF-WAY PROPOSED THROUGHOUT.
 - FAIRVIEW STANDARD ROAD SECTION FOR MINOR AND MARGINAL ACCESS RESIDENTIAL STREETS PROPOSED.
 - ALL ROADWAYS SHALL MEET THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
 - AN HOA SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACE, CEMETERY, PARK, PLAYGROUND, AND PRIVATE STORMWATER CONVEYANCES AND DETENTION SYSTEM OUTSIDE OF THE PUBLIC RIGHT OF WAY. DESIGN TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS.



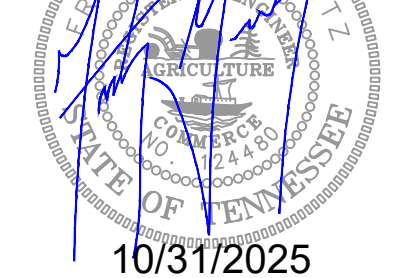
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DESIGNED BY: FCG	DRAWN BY: FCG
	CHECKED BY: FCG

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FAIRVIEW, TN

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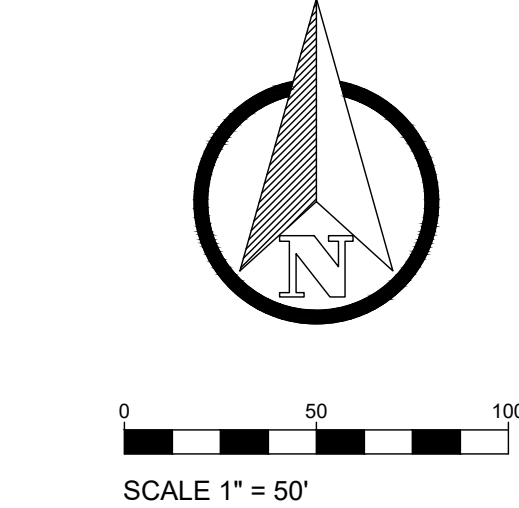
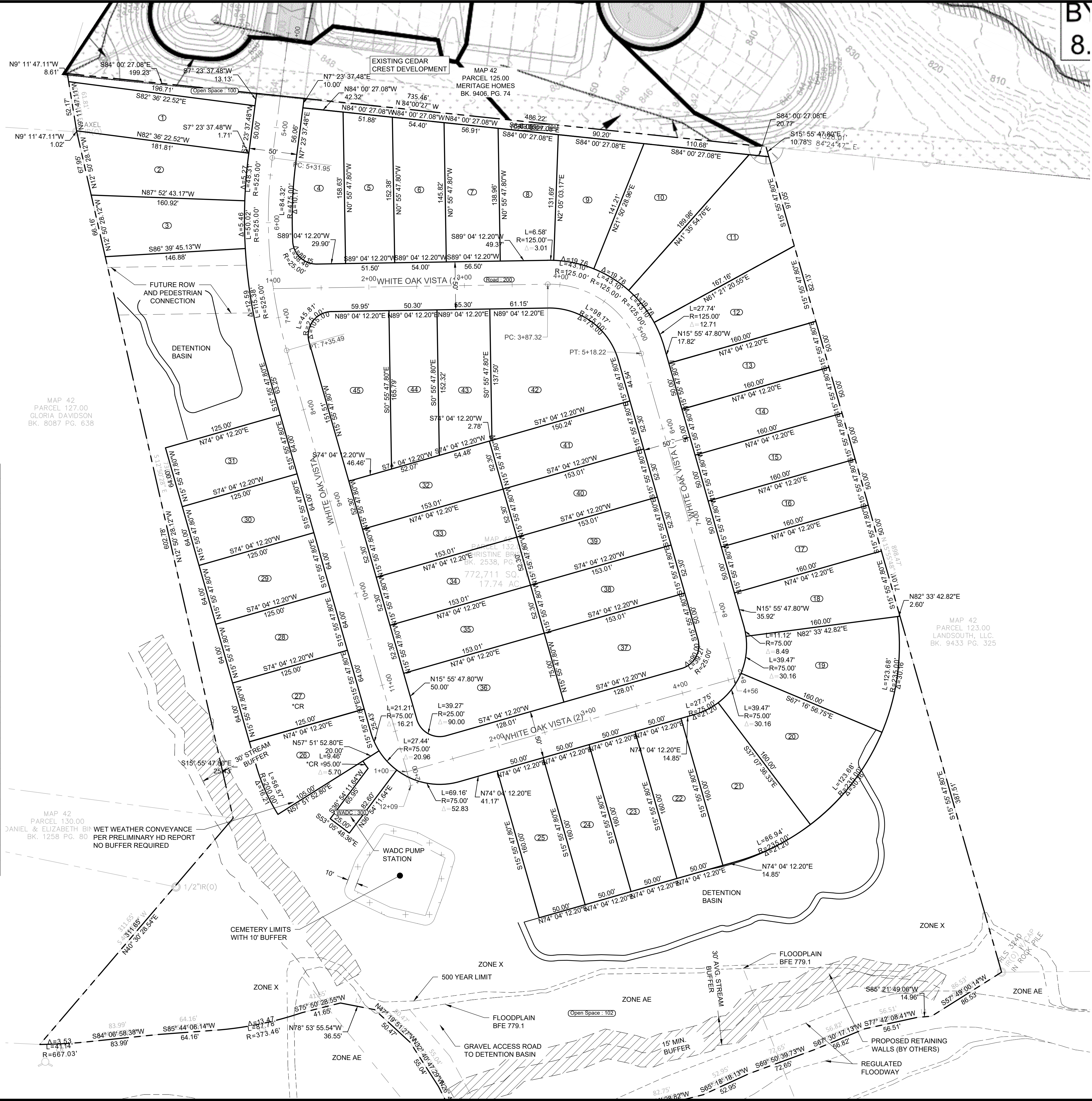


SHEET TITLE:
GENERAL
INFORMATION MAP

SHEET:
C2.00

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	9,462.91	0.22
2	9,885.78	0.23
3	8,790.70	0.20
4	8,161.32	0.19
5	8,008.54	0.18
6	8,051.47	0.18
7	8,045.22	0.18
8	8,042.87	0.18
9	8,855.30	0.20
10	11,478.06	0.26
11	13,794.75	0.32
12	10,281.21	0.24
13	8,000.00	0.18
14	8,000.00	0.18
15	8,000.00	0.18
16	8,000.00	0.18
17	8,000.00	0.18
18	9,453.05	0.22
19	13,052.63	0.30
20	13,052.63	0.30
21	11,551.56	0.27
22	8,000.00	0.18
23	8,000.00	0.18
24	8,000.00	0.18
25	8,000.00	0.18

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
*CR 26	8,040.33	0.18
*CR 27	8,000.00	0.18
28	8,000.00	0.18
29	8,000.00	0.18
30	8,000.00	0.18
31	8,000.00	0.18
32	8,002.66	0.18
33	8,002.66	0.18
34	8,002.66	0.18
35	8,002.66	0.18
36	11,341.97	0.26
37	11,341.97	0.26
38	8,002.66	0.18
39	8,002.66	0.18
40	8,002.66	0.18
41	8,002.66	0.18
42	15,194.82	0.35
43	8,013.40	0.18
44	8,000.49	0.18
45	11,705.47	0.27
100	2,119.24	0.05
101	4,883.52	0.11
102	264,170.65	6.06
200	89,711.42	2.06
300	2,214.70	0.05



- PROPOSED**
- BOUNDARY LINE
 - Waterway Natural Area 30-FT AVERAGE BUFFER
 - AC PAVING
 - MAIN BUILDING SETBACK LINE
 - DETENTION AREA
 - W WATER LINE
 - SS FIRE HYDRANT
 - SS SANITARY SEWER LINE
 - FM SANITARY FORCE MAIN

ABBREVIATIONS:

- | | |
|------|------------------------------|
| AC | ACRE |
| ASPH | ASPHALT |
| CBU | CLUSTER BOX UNIT |
| CL | CENTER LINE |
| CONC | CONCRETE |
| FM | FORCE MAIN |
| FT | FEET |
| MBSL | MAIN BUILDING SETBACK LINE |
| MIN | MINIMUM |
| R | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| SF | SQUARE FEET |
| USPS | UNITED STATES POSTAL SERVICE |
| WNA | WATERWAY NATURAL AREA |
| *CR | CRITICAL LOT |

NOTES:

1. LOTS 26 AND 27 ARE IDENTIFIED AS CRITICAL LOTS.

DESIGN CERTIFICATION STATEMENT:

THE APPROXIMATE LAYOUT OF THE PROPOSED STREET, LOTS, AND OPEN SPACE COMPLIES WITH THE ZONING AND SUBDIVISION REGULATIONS.

THE SEAL AND SIGNATURE PRESENT ON THIS SHEET CERTIFIES THE ABOVE STATEMENT.



REVISION DESCRIPTION:	
REV.	DATE
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DEVELOPMENT PLAN
FOR
FAIRVIEW 17
FAIRVIEW, TN

STAMP:
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10/31/2025

SHEET TITLE:
PRELIMINARY LOT
LAYOUT

SHEET:
C2.01



SCALE 1" = 50'

PROPOSED

— — — — — BOUNDARY LINE

 WATERWAY NATURAL AREA
30-FT AVERAGE BUFFER

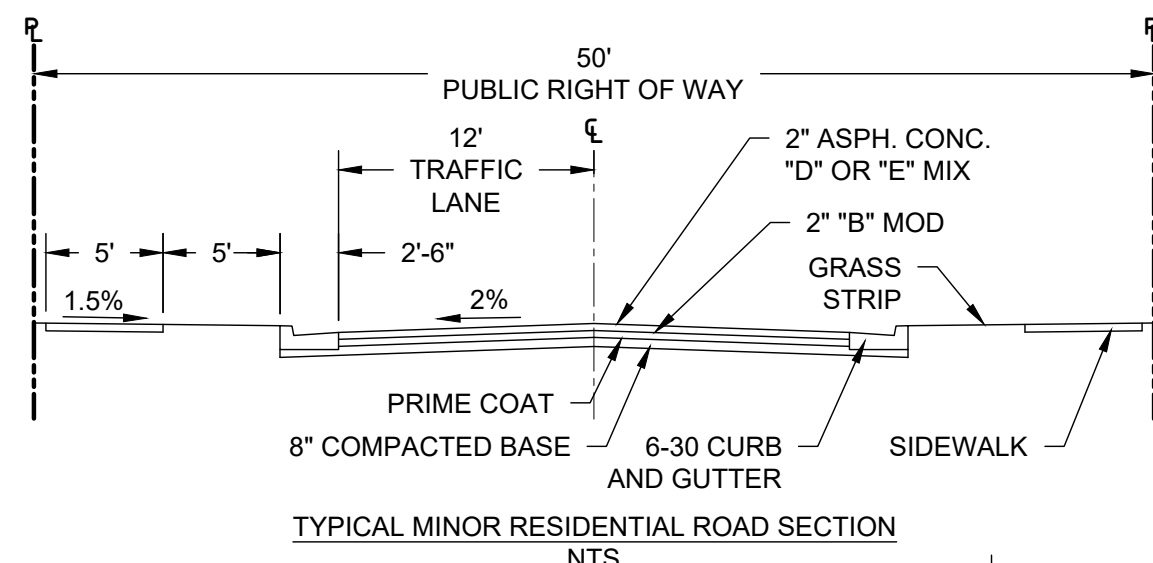
AC PAVING

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 FIRE HYDRANT

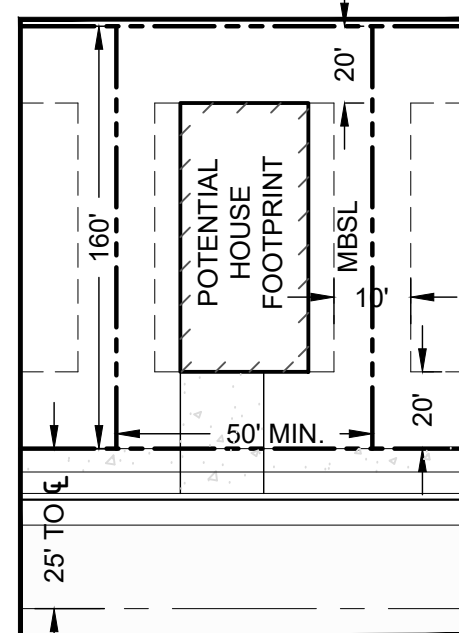
_____ SS _____ SANITARY SEW

_____ FM _____ SANITARY FORCE MAIN



ABBREVIATIONS:

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CBU	CLUSTER BOX UNIT
CL	CENTER LINE
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FH	FIRE HYDRANT
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PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
USPS	UNITED STATES POSTAL SERVICE
WNA	WATERWAY NATURAL AREA



NOTE: DRIVEWAYS TO BE BUILT
ON UPHILL SIDE OF LOT

TYPICAL LOT LAYOUT
NTS

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ELOPMENT PLAN FOR FAIRVIEW 17

FAIRVIEW, TN

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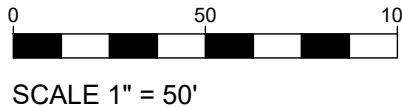
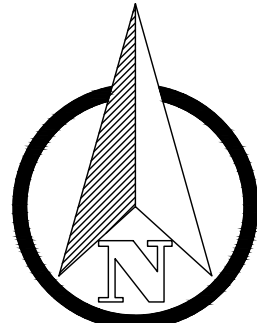


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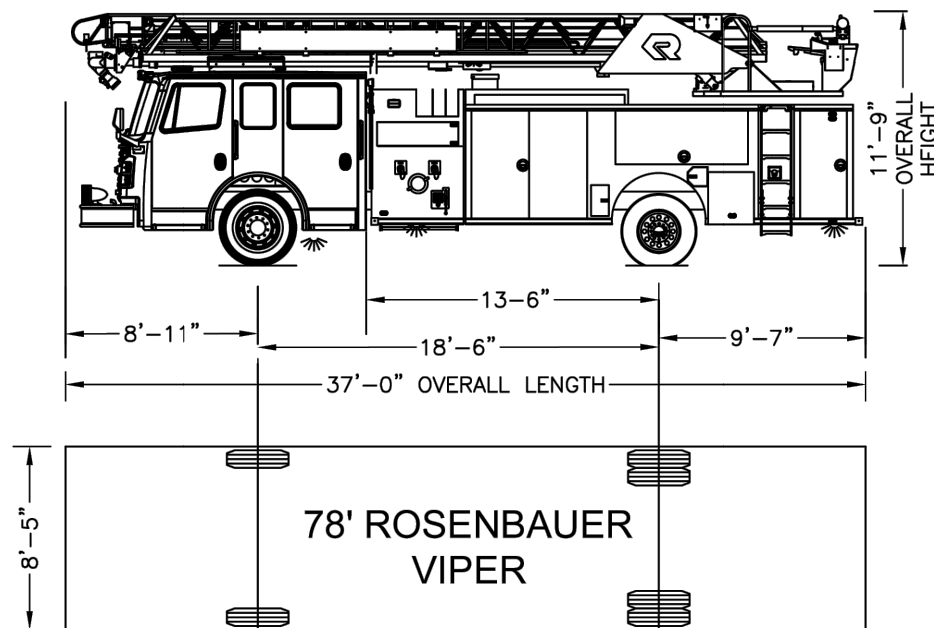
SHEET TITLE:
DEVELOPMENT
PLAN

SHEET:

C2.02

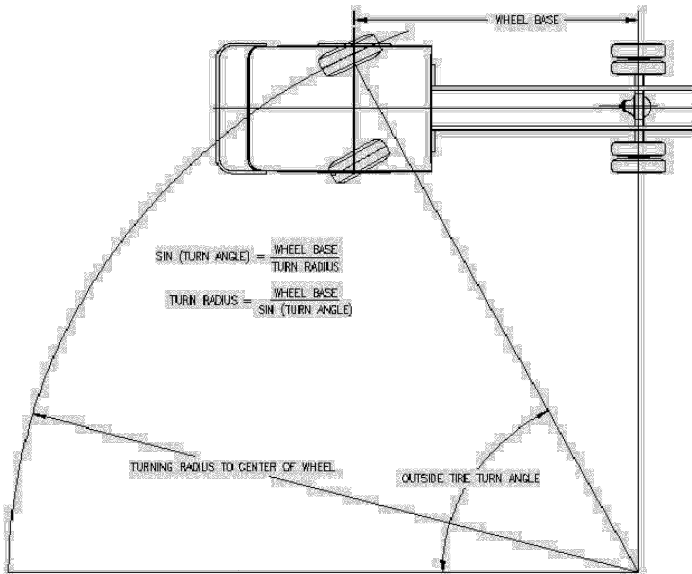


- PROPOSED
- BOUNDARY LINE
 - WATERWAY NATURAL AREA
30-FT AVERAGE BUFFER
 - AC PAVING
 - MAIN BUILDING SETBACK LINE
 - DETENTION AREA
 - WATER LINE
 - FIRE HYDRANT



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.500 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 1
5. REAR TRACK WIDTH = 8.500 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 18.500 FT
8. OUTSIDE CURB TO CURB TURNING RADIUS = 32.89 FT
9. TURNING RADIUS WALL TO WALL = 37.18 FT
10. BODY LENGTH = 37.000 FT
11. BODY WIDTH = 8.417 FT
12. REAR OVERHANG = 9.583 FT
13. MINIMUM DESIGN SPEED = 5 MPH
14. BUMPER EXTENSION = 1.750 FT
15. FRONT WHEEL INSIDE TURN ANGLE = 46
16. OFFSET FROM KINGPIN TO OUTSIDE OF WHEEL = 1.328 FT
17. RADIUS AT FRONT CORNER = 1.00 FT
18. LENGTH OF EXTENSION = 8.417 FT
19. WIDTH OF EXTENSION = 1.750 FT



DRAWING NO.

TC-1

NOT TO SCALE

FIRE TRUCK
TURNING TEMPLATE

CITY ENGINEER: KEVIN L. BLACKBURN, P.E. GISP

REVISIONS:

06/24/2020



REVISION DESCRIPTION:

DATE:

REV:

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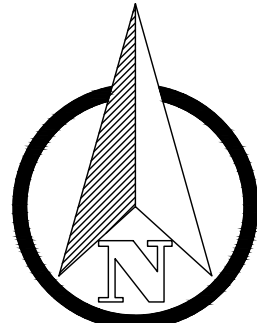
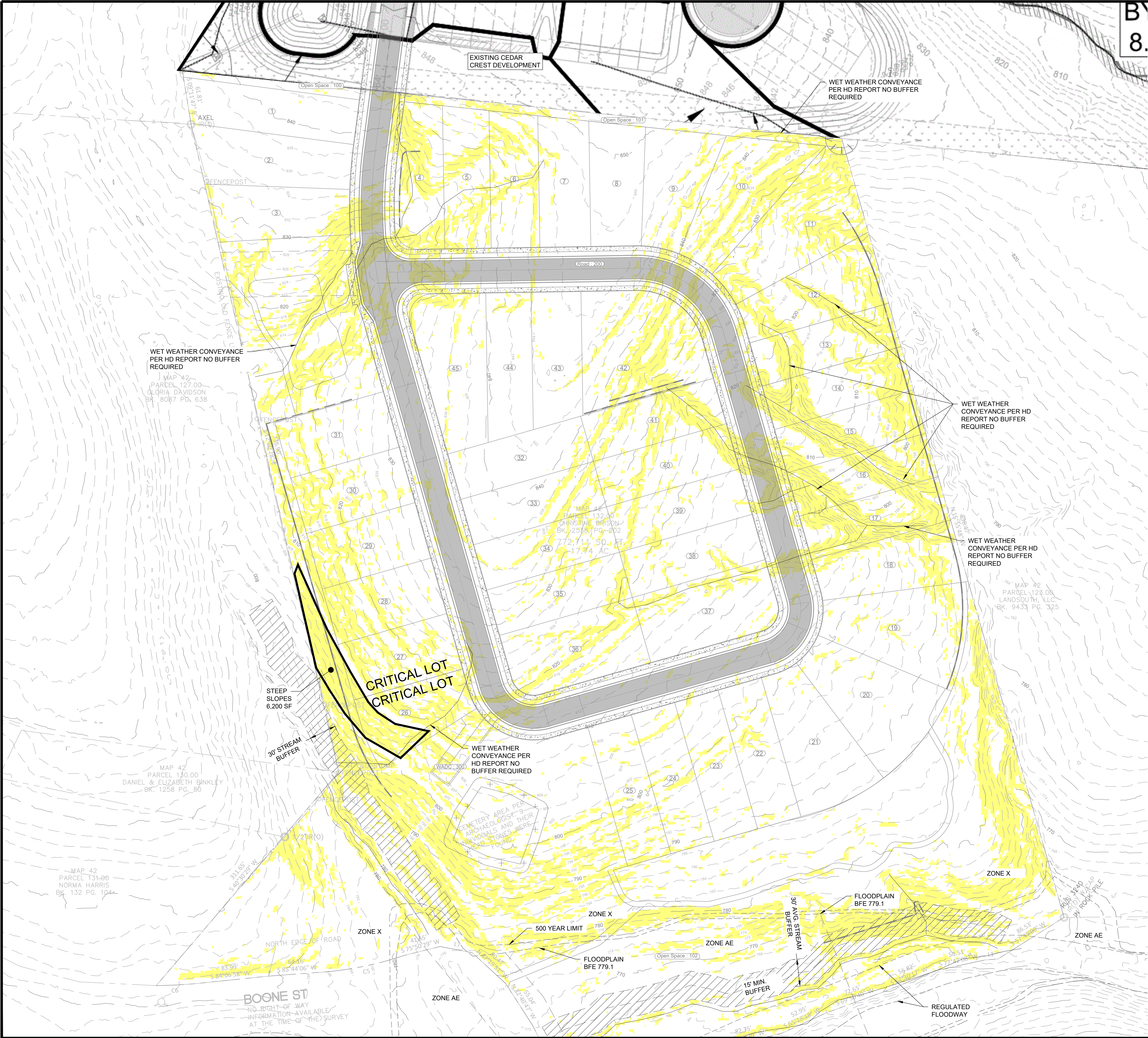
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10/31/2025

SHEET TITLE:
FIRE ACCESS PLAN

SHEET:
C2.03



0 50 100
SCALE 1" = 50'

- EXISTING
- BOUNDARY LINE
 - - - ADJ PROPERTY LINE
 - WNA BUFFER
 - 680 EX MAJOR CONTOUR
 - 678 EX MINOR CONTOUR
 - 0-19.99% SLOPES
 - >20% AND GREATER SLOPES

- RESOURCE PROTECTION NOTES:
- PER THE STORMWATER ORDINANCE PART 20 STEEP SLOPE STANDARDS SHALL NOT APPLY TO ISOLATED STEEP SLOPES WITH A CONTIGUOUS AREA OF LESS THAN 5,000 SF.
 - THE CITY ENGINEER OR THEIR DESIGNEE SHALL, ON A CASE-BY-CASE BASIS, GRANT SPECIAL CONSIDERATION FOR DISTURBANCE TO 20% SLOPES OR GREATER IN AREAS SUCH AS SITE ACCESSES, ROADWAY NETWORKS, AND OTHER SIMILAR DESIGN RESTRAINTS.
 - CRITICAL LOTS HAVE BEEN IDENTIFIED WHERE EXISTING STEEP SLOPES OF 5,000 SF OR GREATER CONTIGUOUS AREA FALL WITHIN A PROPOSED LOT.
 - THE AREA IS NOT CONSIDERED CONTIGUOUS IF THE SLOPE PLANE DISCONTINUES AT A SWALE OR WET WEATHER CONVEYANCE.
 - LOTS 26 AND 27 HAVE BEEN IDENTIFIED AS CRITICAL LOTS.



REVISION DESCRIPTION:

REV.	DATE:	DESCRIPTION:
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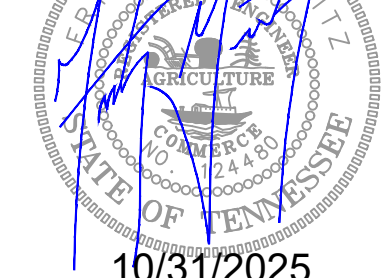
ISSUE DATE:	PROJECT NUMBER:
10/31/2025	225-0401

DESIGNED BY:	DRAWN BY:	CHECKED BY:
FCG	FCG	FCG

CLQ LAND TAX MAP 42 PARCEL 132 4652 MAESTIC MEADOWS DRIVE, ARRINGTON, TN 37014 (615) 836-3445 mail@edgland.com	FC GAUMITZ CIVIL ENGINEER, LLC 1877 ERLINGER DRIVE NOLANSVILLE, TN 37135 (406) 686-1467 cga@fcgintl.com
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DEVELOPMENT PLAN
FOR
FAIRVIEW 17
FAIRVIEW, TN

STAMP:
FOR PLANNING APPROVAL
ONLY, NOT FOR
CONSTRUCTION



SHEET TITLE:
RESOURCE
PROTECTION PLAN

SHEET:
C2.10

